Appendix FEIR-5

Transportation

Appendix FEIR 5.1

Transportation Assessment Memo

TECHNICAL MEMORANDUM

To: Gibson Transportation Consulting From: Iteris, Inc. 801 S. Grand Avenue, Suite 750 Los Angeles, CA 90017

Date: June 10, 2021

RE: 1111 Sunset Boulevard – City of LA VMT Modeling Summary

INTRODUCTION

This memorandum presents Iteris' Transportation Assessment of two developments in the City of Los Angeles. The project site is located within the Central City North Community Plan Area (CPA), which was updated in 2017. The project site currently consists of an apartment building with 96 units (which is not a part of the project and would remain) and a vacant church.

The proposed project is located at 1111 Sunset Boulevard, and consists of the following two options:

• <u>Mixed-Use Development:</u>

- Residential: 737 dwelling units
- Office: 48,000 square feet
- o Hotel
 - 180 Rooms
 - 10,000 square feet of ancillary retail
 - 10,000 square feet of ancillary restaurant
- o Retail
 - 8,200 square feet of retail
 - 14,500 square feet of gym
 - 27,300 square feet of grocery store
 - 25,000 square feet of restaurant

<u>No-Hotel Development:</u>

- o Residential: 827 dwelling units
- Office: 48,000 square feet
- o Retail
 - 18,200 square feet of retail
 - 14,500 square feet of gym
 - 27,300 square feet of grocery store
 - 35,000 square feet of restaurant

Figure 1 illustrates the location of the proposed project as part of the City of Los Angeles travel-demand model (Citywide model). Within the Citywide model, the project is within Transportation Analysis Zone (TAZ) 3421.



METHODOLOGY

Iteris utilized the City of Los Angeles Travel Demand Model to generate the VMT statistics, following the City's administrative policy on CEQA transportation analysis. VMT is an area-wide performance measure which helps compare the overall performance of a project or project alternatives and is also used as a metric to ultimately assess the transportation environmental impacts of a project.

The City of LA model is a socioeconomic-based model, which is derived from the Southern California Association of Government's (SCAG) travel demand model and is consistent with the 2016 SCAG RTP/SCS travel-demand model assumptions and inputs. The model consists of a 2016 base year scenario and 2040 future year scenario. For the purposes of this analysis, the 2016 base year scenario is utilized¹.

Five project scenarios were executed. The project scenarios are:

- No Project
- Mixed-Use Project Without Retail
- Mixed-Use Project With Retail
- No-Hotel Project Without Retail
- No-Hotel Project With Retail

The without retail project scenarios do not include retail, gym, grocery store, or restaurant developments, including ancillary hotel retail and restaurant.

LAND USE CONVERSION

The model uses socioeconomic data (in terms of number of employees) from land use inputs to compute trip generation. To generate VMT results, land use conversion rates were applied to all non-residential project land uses. **Table 1** summarizes the conversion rates used for different types of land uses. This

¹ The 2020–2045 RTP/SCS was adopted by SCAG subsequent to circulation of the Notice of Preparation for the Project on May 21, 2018. Thus, consistent with the Draft EIR, this analysis only addresses the 2016–2020 RTP/SCS.

conversion rate changed square footage and number of rooms to number of employees for use in the model inputs.

Land Use Category	Model Land Use Category	Conversion Rate
Residential	Households (HH)	None
Ancillary Restaurant	Retail Employment	4 Employees per tsf
Ancillary Retail	Retail Employment	2.5 Employees per tsf
Grocery Store	Retail Employment	2.5 Employees per tsf
Gym	Other Service Employment	5 Employees per tsf
Hotel Rooms	Other Service Employment	1 Employee per room
Office	Professional Employment	3.5 Employees per tsf
Restaurant	Retail Employment	4 Employees per tsf
Retail	Retail Employment	2.5 Employees per tsf

Table 1: Land Use Conversion Factors

du = dwelling units

sf = square feet

tsf = thousand square feet

Table 2 summarizes the results of the conversion factors for each land use. The table also summarizes the land use input that was used for each model scenario. As a note, the City of LA model maintains thirteen (13) categories of employment, and this project only modified retail, professional, and other service employment, which is summarized in the right three columns in **Table 2**.

	Total Households and Employment Change					Project Specific Employment by Category			
Model Scenario	Households	Change in Total Households	Percent Change in Total Households	Total Employment	Change in Total Employment	Percent Change in Total Employment	Retail Employment	Professional Employment	Other Service Employment
Existing (No Project)	1,363	0	0%	556	0	0%	26	50	34
Mixed-Use Project without Retail	2,100	737	54%	904	348	63%	26	218	214
Mixed-Use Project with Retail	2,100	737	54%	1224	668	120%	273	218	287
No-Hotel Project without Retail	2,190	827	61%	724	168	30%	26	218	34
No-Hotel Project with Retail	2,190	827	61%	1044	488	88%	273	218	107

Table 2: Model Land Use Inputs

VMT ANALYSIS

The proposed project includes both residential and commercial, thus the VMT is reported as total daily VMT for each scenario. From the model scenario outputs, the following metrics were produced (for this 1111 Sunset Boulevard Project analysis only):

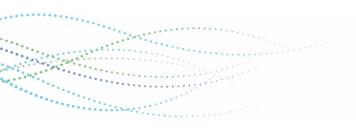
- Project zone total daily VMT, and
- Citywide total daily VMT.

Table 3 summarizes total daily VMT for the five modeled scenarios.

Model Scenario	Total Daily VMT				
	Project Zone	Citywide			
Existing (No Project)	52,948	115,740,303			
Mixed-Use Project without Retail	52,936	115,731,416			
Mixed-Use Project with Retail	102,118	114,988,731			
No-Hotel Project without Retail	52,935	115,713,531			
No-Hotel Project with Retail	102,640	115,546,458			
Percent Difference Compared to Existing (No Project)					
Mixed-Use Project without Retail vs. No Project	0.0%	0.0%			
Mixed-Use Project with Retail vs. No Project	92.9%	-0.6%			
No-Hotel Project without Retail vs. No Project	0.0%	0.0%			
No-Hotel Project with Retail vs. No Project	93.9%	-0.2%			
Percent Difference With and V	Percent Difference With and Without Retail				
Mixed-Use Project with Retail vs. without Retail	92.9%	-0.6%			
No-Hotel Project with Retail vs. without Retail	93.9%	-0.1%			

Table 3: Total VMT Results

As summarized in **Table 3**, the "Project with Retail" scenarios both slightly reduce total daily VMT on a city-wide basis as compared to both the Existing scenario and the "Project without Retail" scenarios. This reduction in VMT can indicate that there is increased non-motorized trips due to the mixed-use development within the greater study area. Additionally, the reduction in VMT can indicate that the project's retail development provides a closer retail option for many households, thus shortening overall trip VMT.



Existing (No Project)

	Los Angeles TAZ:		3421
ID	Purpose	Productions	Attractions
1	Home-based Work	11,838	3,690
2	Home-based School	3,556	1,067
3	Home-based University	908	-
4	Home-based Shopping	890	-
5	Home-based Social-Recreational	2,669	328
6	Home-based Serve Passenger	4,903	5,196
7	Home-based Other	5,413	2,595
8	Work-Based Other	1,682	1,178
9	Other Based Other	4,369	2,666
	Total VMT	36,228	16,720
	Total Home-based VMT		30,178
	Total Work-based VMT		5,372
Total Population		3,794	
Total Employees		556	
Total Home-based VMT/Capita		7.95	
	Total Work-based VMT/Employee	9.66	
	Total VMT/Service Population		12.17

		Los Angeles		
ID	Purpose	Productions	Attractions	
1	Home-based Work	16,105,988	17,832,465	
2	Home-based School	4,590,468	5,394,337	
3	Home-based University	804,122	624,240	
4	Home-based Shopping	801,287	748,115	
5	Home-based Social-Recreational	3,073,243	2,365,087	
6	Home-based Serve Passenger	4,147,523	5,622,213	
7	Home-based Other	8,410,618	8,890,049	
8	Work-Based Other	7,027,845	5,388,238	
9	Other Based Other	11,958,911	11,955,555	
	Total VMT	56,920,006	58,820,298	
	Total Home-based VMT	37,933,2		
	Total Work-based VMT	24,860,3		
	Total Population	3,933,745		
Total Employees		1,799,179		
Total Home-based VMT/Capita		9.64		
	Total Work-based VMT/Employee	13.82		
	Total VMT/Service Population		20.19	

Mixed-Use Project without Retail

Los Angeles TAZ:			3421
ID	Purpose	Productions	Attractions
1	Home-based Work	11,852	3,694
2	Home-based School	3,558	1,068
3	Home-based University	906	-
4	Home-based Shopping	891	-
5	Home-based Social-Recreational	2,667	328
6	Home-based Serve Passenger	4,900	5,193
7	Home-based Other	5,407	2,588
8	Work-Based Other	1,683	1,179
9	Other Based Other	4,360	2,661
	Total VMT	36,225	16,710
	Total Home-based VMT		30,183
	Total Work-based VMT		5,377
Total Population		5,840	
Total Employees		904	
Total Home-based VMT/Capita		5.17	
Total Work-based VMT/Employee		5.95	
	Total VMT/Service Population		7.85

		Los Angeles		
ID	Purpose	Productions	Attractions	
1	Home-based Work	16,123,853	17,850,722	
2	Home-based School	4,593,422	5,397,621	
3	Home-based University	803,024	623,526	
4	Home-based Shopping	802,177	749,003	
5	Home-based Social-Recreational	3,069,282	2,362,324	
6	Home-based Serve Passenger	4,145,175	5,619,031	
7	Home-based Other	8,398,354	8,876,754	
8	Work-Based Other	7,034,935	5,393,855	
9	Other Based Other	11,945,742	11,942,614	
	Total VMT	56,915,966	58,815,449	
	Total Home-based VMT		37,935,289	
	Total Work-based VMT		24,885,657	
	Total Population	3,935,791		
Total Employees		1,799,527		
Total Home-based VMT/Capita		9.64		
	Total Work-based VMT/Employee	13.83		
	Total VMT/Service Population		20.18	

Mixed-Use Project with Retail

	Los Angeles TAZ:		3421
ID	Purpose	Productions	Attractions
1	Home-based Work	18,110	8,151
2	Home-based School	5,441	2,354
3	Home-based University	1,414	-
4	Home-based Shopping	1,379	-
5	Home-based Social-Recreational	3,477	3,302
6	Home-based Serve Passenger	7,211	6,867
7	Home-based Other	8,189	4,144
8	Work-Based Other	11,031	2,659
9	Other Based Other	11,228	7,161
	Total VMT	67,480	34,637
	Total Home-based VMT		45,222
	Total Work-based VMT		19,181
	Total Population		5,840
Total Employees		1,224	
	Total Home-based VMT/Capita		7.74
	Total Work-based VMT/Employee		15.67
	Total VMT/Service Population		14.46

		Los Angeles		
ID	Purpose	Productions	Attractions	
1	Home-based Work	15,973,228	17,726,624	
2	Home-based School	4,556,228	5,363,057	
3	Home-based University	805,510	622,928	
4	Home-based Shopping	793,629	732,852	
5	Home-based Social-Recreational	3,059,910	2,348,709	
6	Home-based Serve Passenger	4,148,674	5,604,750	
7	Home-based Other	8,399,495	8,848,364	
8	Work-Based Other	6,953,561	5,307,973	
9	Other Based Other	11,882,838	11,860,400	
	Total VMT	56,573,073	58,415,658	
	Total Home-based VMT	37,736,6		
	Total Work-based VMT	24,680,2		
	Total Population	3,935,791		
Total Employees		1,799,847		
Total Home-based VMT/Capita		9.59		
	Total Work-based VMT/Employee	13.71		
	Total VMT/Service Population		20.05	

No-Hotel Project without Retail

	Los Angeles TAZ:		3421
ID	Purpose	Productions	Attractions
1	Home-based Work	11,837	3,690
2	Home-based School	3,555	1,067
3	Home-based University	907	-
4	Home-based Shopping	890	-
5	Home-based Social-Recreational	2,668	328
6	Home-based Serve Passenger	4,902	5,194
7	Home-based Other	5,412	2,593
8	Work-Based Other	1,681	1,178
9	Other Based Other	4,367	2,665
	Total VMT	36,220	16,715
	Total Home-based VMT		30,171
	Total Work-based VMT		5,371
Total Population		6,091	
Total Employees		724	
Total Home-based VMT/Capita		4.95	
	Total Work-based VMT/Employee	7.42	
	Total VMT/Service Population		7.77

		Los Angeles		
ID	Purpose	Productions	Attractions	
1	Home-based Work	16,104,489	17,830,627	
2	Home-based School	4,589,792	5,393,521	
3	Home-based University	803,816	624,018	
4	Home-based Shopping	801,213	748,052	
5	Home-based Social-Recreational	3,072,098	2,364,239	
6	Home-based Serve Passenger	4,146,328	5,620,594	
7	Home-based Other	8,407,316	8,886,519	
8	Work-Based Other	7,027,108	5,387,694	
9	Other Based Other	11,954,719	11,951,390	
	Total VMT	56,906,878	58,806,653	
	Total Home-based VMT	37,925		
	Total Work-based VMT		24,857,735	
	Total Population	3,936,042		
Total Employees		1,799,347		
Total Home-based VMT/Capita		9.64		
	Total Work-based VMT/Employee	13.81		
	Total VMT/Service Population		20.18	

No-Hotel Project with Retail

	Los Angeles TAZ:		3421
ID	Purpose	Productions	Attractions
1	Home-based Work	18,167	8,179
2	Home-based School	5,462	2,364
3	Home-based University	1,424	-
4	Home-based Shopping	1,383	-
5	Home-based Social-Recreational	3,498	3,326
6	Home-based Serve Passenger	7,251	6,904
7	Home-based Other	8,241	4,178
8	Work-Based Other	11,073	2,668
9	Other Based Other	11,311	7,210
	Total VMT	67,810	34,830
	Total Home-based VMT		45,426
	Total Work-based VMT		19,252
	Total Population		6,096
	Total Employees		1,044
Total Home-based VMT/Capita		7.45	
	Total Work-based VMT/Employee	18.44	
	Total VMT/Service Population		14.38

		Los Angeles	
ID	Purpose	Productions	Attractions
1	Home-based Work	16,026,047	17,787,015
2	Home-based School	4,574,073	5,384,276
3	Home-based University	810,779	626,819
4	Home-based Shopping	796,239	735,193
5	Home-based Social-Recreational	3,079,592	2,363,419
6	Home-based Serve Passenger	4,171,504	5,635,594
7	Home-based Other	8,455,406	8,907,631
8	Work-Based Other	6,977,441	5,325,940
9	Other Based Other	11,956,239	11,933,250
	Total VMT	56,847,322	58,699,136
	Total Home-based VMT		37,913,641
	Total Work-based VMT		24,764,456
	Total Population	3,9	936,047
	Total Employees	1,	799,667
	Total Home-based VMT/Capita		9.63
	Total Work-based VMT/Employee		13.76
	Total VMT/Service Population		20.15

Appendix FEIR 5.2

VMT Tables and Calculator Outputs

VMT Tables

TABLE 4.9-1PROJECT VMT ANALYSIS SUMMARY

Land Use Information	Mixed-Use Development Scenario		No-Hotel Development Scenario			
Multi-Family Housing	661	units	751	751 units		
Affordable Family Housing	76 .	units	76 units			
Hotel	180 r	rooms		-		
General Office	48,0	00 sf	48,0	00 sf		
General Retail	18,2	00 sf	18,2	00 sf		
High-Turnover Sit-Down Restaurant	35,0	00 sf	35,0	00 sf		
Health Club	14,500 sf		14,5	00 sf		
Grocery Store	27,300 sf		27,3	00 sf		
VMT Analysis	Mixed-Use Development Scenario		No-Hotel Development Scenario			
Resident Population	1,728		1,931			
Employee Population	5	582		492		
Project Area Planning Commission	Cei	ntral	Cei	ntral		
Project Travel Behavior Zone	Compact Ir	nfill (Zone 3)	Compact Ir	nfill (Zone 3)		
	Before Mitigation	After Mitigation	Before Mitigation	After Mitigation		
Total Daily VMT	56,710	52,517	53,055	49,137		
Home-Based Production VMT	8,309	7,005	9,413	7,936		
Home-Based Work Attraction VMT	4,886	3,825	4,095	3,334		
Household VMT per Capita	4.8	4.1	4.9	4.1		
Impact Threshold	6.0	6.0	6.0	6.0		
Significant Impact	NO	NO	NO	NO		
Work VMT per Employee	8.4	6.6	8.3	6.8		
Impact Threshold	7.6	7.6	7.6	7.6		
Significant Impact	YES	NO	YES	NO		

Notes:

TABLE 4.9-2 VMT ANALYSIS FOR INDIVIDUAL PROJECT LAND USES MIXED-USE DEVELOPMENT SCENARIO

	Mixed-Use	Affordabl	e Housing	Market-Ra	te Housing	Ho	otel	Off	ice
Description	Development Scenario Complete [a]	Without Affordable Housing [^b]	Affordable Housing Only [^c]	Without Market-Rate Housing [b]	Market-Rate Housing Only [^c]	Without Hotel [b]	Hotel Only [c]	Without Office [b]	Office Only [c]
Resident Population	1,728	1,489	239	239	1,489	1,728	0	1,728	0
Employee Population	582	582	0	582	0	492	90	390	192
Before Mitigation									
Total Daily VMT	56,710	55,130	1,580	40,876	15,834	50,941	5,769	54,078	2,632
Home-Based Production VMT	8,309	7,490	819	586	7,723	8,365	-56	8,376	-67
Home-Based Work Attraction VMT	4,886	4,901	-15	5,011	-125	4,109	777	3,222	1,664
Household VMT per Resident [d]	4.8		3.4		5.2				
Impact Threshold	6.0		6.0		6.0		n/a		n/a
Significant Impact	NO		NO		NO				
Work VMT per Employee [e]	8.4						8.6		8.7
Impact Threshold	7.6		n/a		n/a		7.6		7.6
Significant Impact	YES						YES		YES
After Mitigation	·	·		·				•	
Total Daily VMT	52,517	51,095	1,422	38,216	14,301	47,121	5,396	50,280	2,237
Home-Based Production VMT	7,005	6,314	691	495	6,510	7,052	-47	7,061	-56
Home-Based Work Attraction VMT	3,825	3,837	-12	3,923	-98	3,217	608	2,523	1,302
Household VMT per Resident [d]	4.1		2.9		4.4				
Impact Threshold	6.0		6.0		6.0		n/a		n/a
Significant Impact	NO		NO		NO				
Work VMT per Employee [e]	6.6						6.8		6.8
Impact Threshold	7.6		n/a		n/a		7.6		7.6
Significant Impact	NO						NO		NO

Notes:

VMT Calculator output reports are provided in Appendix FEIR-5.2 of this Final EIR.

[a] See Table 4.9-1.

[b] VMT Calculator results when run with all Project land uses except the indicated use.

[c] The difference between the complete Project results and the results excluding the indicated land use, which represents the incremental effect on population and VMT of the indicated land use when accounting for trips between Project land uses.

[d] Household VMT per Capita = Home-Based Production VMT / Resident Population.

[e] Work VMT per Employee = Home-Based Work Attraction VMT / Employee Population.

TABLE 4.9-3 VMT ANALYSIS FOR INDIVIDUAL PROJECT LAND USES NO-HOTEL DEVELOPMENT SCENARIO

	No-Hotel	Affordabl	e Housing	Market-Ra	te Housing	Of	fice
Description	Development Scenario Complete [a]	Without Affordable Housing [^b]	Affordable Housing Only [^c]	Without Market-Rate Housing [^b]	Market-Rate Housing Only [^c]	Without Office [b]	Office Only [c]
Resident Population	1,931	1,692	239	239	1,692	1,931	0
Employee Population	492	492	0	492	0	300	192
Before Mitigation							
Total Daily VMT	53,055	51,459	1,596	35,159	17,896	50,395	2,660
Home-Based Production VMT	9,413	8,598	815	626	8,787	9,480	-67
Home-Based Work Attraction VMT	4,095	4,109	-14	4,235	-140	2,424	1,671
Household VMT per Resident [d]	4.9		3.4		5.2		
Impact Threshold	6.0		6.0		6.0		n/a
Significant Impact	NO		NO		NO		
Work VMT per Employee [e]	8.3						8.7
Impact Threshold	7.6		n/a		n/a		7.6
Significant Impact	YES						YES
After Mitigation							
Total Daily VMT	49,137	47,720	1,417	33,002	16,135	46,841	2,296
Home-Based Production VMT	7,936	7,249	687	528	7,408	7,992	-56
Home-Based Work Attraction VMT	3,334	3,346	-12	3,449	-115	1,974	1,360
Household VMT per Resident [d]	4.1		2.9		4.4		
Impact Threshold	6.0		6.0		6.0		n/a
Significant Impact	NO		NO		NO		
Work VMT per Employee [e]	6.8						7.1
Impact Threshold	7.6		n/a		n/a		7.6
Significant Impact	NO						NO

Notes:

VMT Calculator output reports are provided in Appendix FEIR-5.2 of this Final EIR.

[a] See Table 4.9-1.

[b] VMT Calculator results when run with all Project land uses except the indicated use.

[c] The difference between the complete Project results and the results excluding the indicated land use, which represents the incremental effect on population

and VMT of the indicated land use when accounting for trips between Project land uses.

[d] Household VMT per Capita = Home-Based Production VMT / Resident Population.

[e] Work VMT per Employee = Home-Based Work Attraction VMT / Employee Population.

TABLE 4.9-4 ALTERNATIVE 2 VMT ANALYSIS SUMMARY

Alternative 2 Information		
Multi-Family Housing	587	units
General Office	48,0	00 sf
General Retail	8,20)0 sf
High-Turnover Sit-Down Restaurant	25,0	00 sf
Health Club	14,5	00 sf
Grocery Store	27,3	00 sf
Alternative 2 Analysis		
Resident Population	1,3	323
Employee Population	43	32
Project Area Planning Commission	Cer	ntral
Project Travel Behavior Zone	Compact In	fill (Zone 3)
	Before Mitigation	After Mitigation
Total Daily VMT	41,996	39,047
Home-Based Production VMT	6,708	5,655
Home-Based Work Attraction VMT	3,622	3,086
Household VMT per Resident	5.1	4.3
Impact Threshold	6.0	6.0
Significant Impact	NO	NO
Work VMT per Employee	8.4	7.1
Impact Threshold	7.6	7.6
Significant Impact	YES	NO

Notes:

TABLE 4.9-5 ALTERNATIVE 3 VMT ANALYSIS SUMMARY

Alternative 3 Information			
General Office	633,4	18 sf	
General Retail	8,200 sf		
High-Turnover Sit-Down Restaurant	25,000 sf		
Health Club	14,5	00 sf	
Grocery Store	27,3	00 sf	
Alternative 3 Analysis			
Resident Population	()	
Employee Population	2,7	74	
Project Area Planning Commission	Cer	ntral	
Project Travel Behavior Zone	Compact Infill (Zone 3)		
	Before Mitigation	After Mitigation	
Total Daily VMT	54,641	50,241	
Home-Based Production VMT	0	0	
Home-Based Work Attraction VMT	19,863	16,924	
Household VMT per Resident	n/a	n/a	
Impact Threshold	6.0	6.0	
Significant Impact	n/a	n/a	
Work VMT per Employee	7.2	6.1	
Impact Threshold	7.6	7.6	
Significant Impact	NO	NO	

Notes:

TABLE 4.9-6 ALTERNATIVE 4 VMT ANALYSIS SUMMARY

Alternative 4 Information		
Multi-Family Housing	751	units
Affordable Family Housing	76 u	units
General Retail	75,0	00 sf
High-Turnover Sit-Down Restaurant	30,0	00 sf
Health Club	25,0	00 sf
Grocery Store	40,0	00 sf
Movie Theater	900 :	seats
Alternative 4 Analysis		
Resident Population	1,9	931
Employee Population	4	73
Project Area Planning Commission	Cer	ntral
Project Travel Behavior Zone	Compact In	fill (Zone 3)
	Before Mitigation	After Mitigation
Total Daily VMT	68,821	64,438
Home-Based Production VMT	9,365	7,895
Home-Based Work Attraction VMT	3,925	3,344
Household VMT per Resident	4.9	4.1
Impact Threshold	6.0	6.0
Significant Impact	NO	NO
Work VMT per Employee	n/a	n/a
Impact Threshold	7.6	7.6
Significant Impact	NO	NO

Notes:

VMT Calculator output reports are provided in Appendix FEIR-5.2 of this Final EIR.

[b] The VMT Calculator is not designed to calculate VMT specifically associated with customerserving commercial uses such as those of Alternative 4. Rather, the VMT analysis for Alternative 4 is based on a qualitative assessment of the net VMT effects of Alternative 4.

TABLE 4.9-7 ALTERNATIVE 5 VMT ANALYSIS SUMMARY

Alternative 5 Information			
Multi-Family Housing	479	units	
Hotel	117 rooms		
General Office	31,2	00 sf	
General Retail	11,8	30 sf	
High-Turnover Sit-Down Restaurant	22,7	50 sf	
Health Club	9,42	25 sf	
Grocery Store	17,7	45 sf	
Alternative 5 Analysis			
Resident Population	1,0)79	
Employee Population	378		
Project Area Planning Commission	Cer	ntral	
Project Travel Behavior Zone	Compact In	ıfill (Zone 3)	
	Before Mitigation	After Mitigation	
Total Daily VMT	37,460	34,913	
Home-Based Production VMT	5,513	4,648	
Home-Based Work Attraction VMT	3,210	2,735	
Household VMT per Resident	5.1	4.3	
Impact Threshold	6.0	6.0	
Significant Impact	NO	NO	
Work VMT per Employee	8.5	7.2	
Impact Threshold	7.6	7.6	
Significant Impact	YES	NO	

Notes:

TABLE 4.9-8 ALTERNATIVE 6 VMT ANALYSIS SUMMARY

Alternative 6 Information				
Multi-Family Housing	250	units		
Alternative 6 Analysis				
Resident Population	56	53		
Employee Population	()		
Project Area Planning Commission	Cer	ntral		
Project Travel Behavior Zone	Compact Infill (Zone 3)			
	Before Mitigation	After Mitigation		
Total Daily VMT	6,896	6,211		
Home-Based Production VMT	3,434	2,894		
Home-Based Work Attraction VMT	0	0		
Household VMT per Resident	6.1	5.1		
Impact Threshold	6.0	6.0		
Significant Impact	YES	NO		
Work VMT per Employee	n/a	n/a		
Impact Threshold	7.6	7.6		
Significant Impact	NO	NO		

Notes:

TABLE 4.9-9VMT ANALYSIS SUMMARY FOR PROJECT ALTERNATIVES

Description	Alternative 1 No Project	Alternative 2 Community Plan	Alternative 3 Office Campus	Alternative 4 Retail & Residential Campus	Alternative 5 Reduced Density	Alternative 6 Residential Townhomes
Resident Population	0	1,323	0	1,931	1,079	563
Employee Population	0	432	2,774	473	378	0
Before Mitigation						
Total Daily VMT	0	41,996	54,641	68,821	37,460	6,896
Home-Based Production VMT	0	6,708	0	9,365	5,513	3,434
Home-Based Work Attraction VMT	0	3,622	19,863	3,925	3,210	0
Household VMT per Resident	n/a	5.1	n/a	4.9	5.1	6.1
Impact Threshold	6.0	6.0	6.0	6.0	6.0	6.0
Significant Impact	NO	NO	n/a	NO	NO	YES
Work VMT per Employee	n/a	8.4	7.2	n/a	8.5	n/a
Impact Threshold	7.6	7.6	7.6	7.6	7.6	7.6
Significant Impact	NO	YES	NO	NO	YES	NO
After Mitigation						•
Total Daily VMT	0	39,047	50,241	64,438	34,913	6,211
Home-Based Production VMT	0	5,655	0	7,895	4,648	2,894
Home-Based Work Attraction VMT	0	3,086	16,924	3,344	2,735	0
Household VMT per Resident	n/a	4.3	n/a	4.1	4.3	5.1
Impact Threshold	6.0	6.0	6.0	6.0	6.0	6.0
Significant Impact	NO	NO	n/a	NO	NO	NO
Work VMT per Employee	n/a	7.1	6.1	n/a	7.2	n/a
Impact Threshold	7.6	7.6	7.6	7.6	7.6	7.6
Significant Impact	NO	NO	NO	NO	NO	NO

Notes:

VMT Calculator Output

Project Scenarios

Individual Land Uses Mixed-Use Development Scenario Excluding Affordable Housing Before Mitigation

CITY OF LOS ANGELES VMT CALCULATOR Version 1.3

Project Information



Proposed Project Land Use Type	Value	Unit
Housing Multi-Family	661	DU
Housing Hotel	180	Rooms
Retail General Retail	18.2	ksf
Retail Supermarket	27.3	ksf
Retail Health Club	14.5	ksf
Retail High-Turnover Sit-Down Restaurant	35	ksf
Office General Office	48	ksf

Select each section to show individual strategies Use ☑ to denote if the TDM strategy is part of the proposed project or is a mitigation strategy Proposed Project **No** With Mitigation **No** Max Home Based TDM Achieved? Max Work Based TDM Achieved? No No A Parking В Transit C **Education & Encouragement Commute Trip Reductions** E Shared Mobility F **Bicycle Infrastructure** G Neighborhood Enhancement percent of streets within project with traffic calming improvements percent of intersections within project with traffic calming improvements Traffic Calming 25 Improvements 25 Proposed Prj 🗌 Mitigation Pedestrian Network Improvements within project and connecting off-site _ Proposed Prj 📃 Mitigation

TDM Strategies

Analysis Results

Proposed

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Measuring the Miles

Report 1: Project & Analysis Overview

Date: May 16, 2021 Project Name: 1111 Sunset Boulevard Project Scenario: Mixed-Use Scenario - No Affordable Hou Project Address: 1111 W SUNSET BLVD, 90012



	Project Informa	tion				
Land Use Type Value Units						
	Single Family	0	DU			
	Multi Family	661	DU			
Housing	Townhouse	0	DU			
_	Hotel	180	Rooms			
	Motel	0	Rooms			
	Family	0	DU			
ffordable Housing	Senior	0	DU			
ffordable Housing	Special Needs	0	DU			
	Permanent Supportive	0	DU			
	General Retail	18.200	ksf			
	Furniture Store	0.000	ksf			
	Pharmacy/Drugstore	0.000	ksf			
	Supermarket	27.300	ksf			
	Bank	0.000	ksf			
	Health Club	14.500	ksf			
Detail	High-Turnover Sit-Down					
Retail	Restaurant	35.000	ksf			
	Fast-Food Restaurant		ksf			
	Quality Restaurant		ksf			
	Auto Repair		ksf			
	Home Improvement	0.000	ksf			
	Free-Standing Discount		ksf			
	Movie Theater	0	Seats			
011:	General Office	48.000	ksf			
Office	Medical Office	0.000	ksf			
	Light Industrial	0.000	ksf			
Industrial	Manufacturing		ksf			
	Warehousing/Self-Storage	0.000	ksf			
	University	0	Students			
	High School	0	Students			
School	Middle School	0	Students			
	Elementary	0	Students			
	Private School (K-12)	0	Students			
Other	Project and Analysis Ove	0	Trips			

2 of 11

Report 1: Project & Analysis Overview

Date: May 16, 2021 Project Name: 1111 Sunset Boulevard Project Scenario: Mixed-Use Scenario - No Affordable Hou Project Address: 1111 W SUNSET BLVD, 90012



Project and Analysis Overview 3 of 11

Report 1: Project & Analysis Overview

Date: May 16, 2021 Project Name: 1111 Sunset Boulevard Project Scenario: Mixed-Use Scenario - No Affordable Hou Project Address: 1111 W SUNSET BLVD, 90012

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Version

	Analysis Res	sults		
	Total Employees:	582		
	Total Population:	1,489		
Propos	ed Project	With M	itigation	
8,637	Daily Vehicle Trips	8,637	Daily Vehicle Trips	
55,130	Daily VMT	55,130	Daily VMT	
_	Household VMT	-	Household VMT per	
5	per Capita	5	Capita	
	Work VMT		Work VMT per	
8.4	per Employee	8.4	Employee	
	Significant VMT	Impact?		
	APC: East Los A	ngeles		
	Impact Threshold: 15% Bel	ow APC Average		
	Household = 7	7.2		
	Work = 12.7	7		
Propos	ed Project	With M	itigation	
VMT Threshold	Impact	VMT Threshold	Impact	
Household > 7.2	No	Household > 7.2	No	
Work > 12.7	No	Work > 12.7	No	

Project and Analysis Overview 4 of 11

Report 2: TDM Inputs

Date: May 16, 2021 Project Name: 1111 Sunset Boulevard Project Scenario: Mixed-Use Scenario - No Affordable Ho Project Address: 1111 W SUNSET BLVD, 90012

Stra	itegy Type	Description	Proposed Project	Mitigations	
	Reduce parking supply	City code parking provision (spaces)	2157	2157	
	Reduce parking suppry	Actual parking provision (spaces)	933	933	
Parking	Unbundle parking	Monthly cost for parking(\$)	\$0	\$0	
	Parking cash-out	Employees eligible (%)	0%		
	Price workplace parking	Daily parking charge (\$)	\$0.00	\$0.00	
		Employees subject to priced parking (%)	0%		
	Residential area parking permits	Cost of annual permit (\$)	\$0	\$0	
	parking permits	benne (4)			
	(cont. on following page	:)		

Report 2: TDM Inputs 5 of 11

Report 2: TDM Inputs

Date: May 16, 2021 Project Name: 1111 Sunset Boulevard Project Scenario: Mixed-Use Scenario - No Affordable Ho Project Address: 1111 W SUNSET BLVD, 90012

 Transit
 Description
 Proposed Project
 Mitigations

 Reduce transit headways
 Reduction in headways (increase in frequency) (%)
 0%
 0%

 Volume
 Reduce transit headways
 Reduce transit of total daily trips)
 0%
 0%

 Volume
 Begree of implementation (low, needium, high)
 0
 0
 0

 Transit
 Implement neighborhood shuttle
 Employees and residents eligible (%)
 0%
 0%

 Transit subsidies
 Employees and residents eligible (%)
 0%
 0%
 0%

 Transit subsidies
 Employees and residents eligible (%)
 0%
 0%
 0%

 Transit subsidies
 Employees and residents eligible (%)
 0%
 0%
 0%

 Transit subsidies
 Employees and residents eligible (%)
 0%
 0%
 0%

 Transit subsidies
 Employees and residents eligible (%)
 0%
 0%
 0%

 Promations and marketing
 Employees and residents
 0%
 0%
 0%

> Report 2: TDM Inputs 6 of 11

Report 2: TDM Inputs

Date: May 16, 2021 Project Name: 1111 Sunset Boulevard Project Scenario: Mixed-Use Scenario - No Affordable Ho Project Address: 1111 W SUNSET BLVD, 90012

Strate	egy Type	Description	Proposed Project	Mitigations
	Required commute trip reduction program	Employees participating (%)	0%	0%
	Alternative Work Schedules and	Employees participating (%)	0%	
	Telecommute	Type of program	0	0
Commute Trip Reductions	Secological and a second	Degree of implementation (low, medium, high)	0	0
	Employer sponsored vanpool or shuttle	Employees eligible (%)	0%	
		Employer size (small, medium, large)	0	0
	Ride-share program	Employees eligible (%)	0%	0%
	Car share	Car share project setting (Urban, Suburban, All Other)	0	0
Shared Mobility	Bike share	Within 600 feet of existing bike share station - OR- implementing new bike share station (Yes/No)	0	0
	School carpool program	Level of implementation (Low, Medium, High)	0	0

Report 2: TDM Inputs 7 of 11

Report 2: TDM Inputs

Date: May 16, 2021 Project Name: 1111 Sunset Boulevard Project Scenario: Mixed-Use Scenario - No Affordable Ho Project Address: 1111 W SUNSET BLVD, 90012

	TDM	Strategy Inputs,	Cont.	
Strate	egy Type	Description	Proposed Project	Mitigations
	Implement/Improve on-street bicycle facility	Provide bicycle facility along site (Yes/No)	0	0
Bicycle Infrastructure	Include Bike parking per LAMC	Meets City Bike Parking Code (Yes/No)	Yes	Yes
	Include secure bike parking and showers	Includes indoor bike parking/lockers, showers, & repair station (Yes/No)	0	0
	Traffic calming	Streets with traffic calming improvements (%)	0%	0%
Neighborhood	improvements	Intersections with traffic calming improvements (%)	0%	
Enhancement	Pedestrian network improvements	Included (within project and connecting off- site/within project only)	0	0

Report 2: TDM Inputs 8 of 11

CITY OF LOS ANGELES VMT CALCULATOR Report 3: TDM Outputs

Date: May 16, 2021 Project Name: 1111 Sunset Boulevard Project Scenario: Mixed-Use Scenario - No Affordable Housing Project Address: 1111 W SUNSET BLVD, 90012

				TDM	Adjustm	ents by T	rip Purpo	se & Stra	tegy					
						Place type	: Compact	Infill						
		Home Bo	ased Work	Home Bo	ised Work	Home B	ased Other	Home B	ased Other	Non-Home	Based Other	Non-Home	Based Other	
		Production			action		luction	Attraction			luction	Attraction		Source
		Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	
	Reduce parking supply	13%	13%	13%	13%	13%	13%	13%	13%	13%	13%	13%	13%	
Parking	Unbundle parking	0%		0%		0%		0%		0%		0%		TDM Strategy
	Parking cash-out	0%		0%		0%		0%		0%		0%		Appendix, Parkii sections
	Price workplace parking	0%		0%		0%		0%		0%		0%		1 - 5
	Residential area	0.00%		0.00%		0.00%		0.00%		0.00%		0.00%		
	Reduce transit headways	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Strategy Appendix, Transit sections 1 - 3
Transit		0%		0%		0%		0%		0%		0%		
	Transit subsidies	0%		0%		0%		0%		0%		0%		
Education &	Voluntary travel behavior change program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0% 0% TDM Strategy Appendix, Education &	
Encouragement	Promotions and marketing	0%		0%		0%		0%		0%		0%		Encouragement sections 1 - 2
	Required commute trip reduction program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Strategy
Commute Trip Reductions	Alternative Work Schedules and Telecommute Program	0%		0%		0%		0%		0%		0%		Appendix, Commute Trip Reductions
	Employer sponsored vanpool or shuttle	0%		0%		0%		0%		0%		0%		sections 1 - 4
		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Car-share	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	TDM Strategy
Shared Mobility	Bike share	0.00%		0.00%		0.00%		0.00%		0.00%		0.00%		Appendix, Shar
Shareu Woblinty		0.0%		0.0%		0.0%		0.0%		0.0%		0.0%		Mobility section 1 - 3

Report 3: TDM Outputs 9 of 11

CITY OF LOS ANGELES VMT CALCULATOR Report 3: TDM Outputs

Date: May 16, 2021 Project Name: 1111 Sunset Boulevard Project Scenario: Mixed-Use Scenario - No Affordable Housing Project Address: 1111 W SUNSET BLVD, 90012

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				TDM Ac	djustment	s by Trip	Purpose	& Strateg	y, Cont.					
						Place type	: Compact	Infill						
			ased Work duction		ased Work action		ased Other luction		ased Other action		Based Other luction		Based Other action	Source
		Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	-
Bicycle	Implement/ Improve on-street bicycle facility	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	TDM Strategy Appendix, Bicycle Infrastructure
Infrastructure	Include Bike parking per LAMC	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	
	Include secure bike parking and showers	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	sections 1 - 3
Neighborhood	Traffic calming improvements	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	TDM Strateg Appendix,
Enhancement	Pedestrian network improvements	0.0%		0.0%		0.0%		0.0%		0.0%		0.0%		Neighborhoo Enhancemen

	Final Combined & Maximum TDM Effect												
		Home Ba Produ	sed Work Iction	Home Based Work Home Based Other Attraction Production			Home Based Other Attraction		Non-Home Based Other Production		Non-Home Based Other Attraction		
		Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated
COMBI TOTA		13%	13%	13%	13%	13%	13%	13%	13%	13%	13%	13%	13%
MAX. T		13%	13%	13%	13%	13%	13%	13%	13%	13%	13%	13%	13%

= Min	= Minimum (X%, 1-[(1-A)*(1-B)])									
where X%=										
PLACE	urban	75%								
TYPE	compact infill	40%								
MAX:	suburban center	20%								
	suburban	15%								

Note: (1-[(1-A)⁻(1-B)...]) reflects the dampened combined effectiveness of TDM Strategies (e.g., A, B,...). See the TDM Strategy Appendix (*Transportation Assessment Guidelines Attachment G*) for further discussion of dampening.

> Report 3: TDM Outputs 10 of 11

Report 4: MXD Methodology

Date: May 16, 2021 Project Name: 1111 Sunset Boulevard Project Scenario: Mixed-Use Scenario - No Affordable Hou Project Address: 1111 W SUNSET BLVD, 90012

MXD Methodology - Project Without TDM										
	Unadjusted Trips	MXD Adjustment	MXD Trips	Average Trip Length	Unadjusted VMT	MXD VMT				
Home Based Work Production	592	-29.7%	416	7.5	4,440	3,120				
Home Based Other Production	1,641	-40.2%	981	5.6	9,190	5,494				
Non-Home Based Other Production	2,499	-4.1%	2,397	6.8	16,993	16,300				
Home-Based Work Attraction	844	-21.4%	663	8.5	7,174	5,636				
Home-Based Other Attraction	5,505	-33.8%	3,643	5.9	32,480	21,494				
Non-Home Based Other Attraction	1,918	-4.5%	1,832	6.2	11,892	11,358				

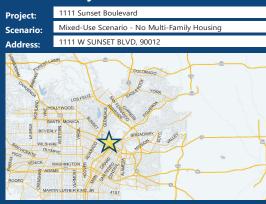
		Proposed Project		Project with Mitigation Measures			
	TDM Adjustment	Project Trips	roject Trips Project VMT		Mitigated Trips	Mitigated VMT	
Home Based Work Production	-13.0%	362	2,713	-13.0%	362	2,713	
Home Based Other Production	-13.0%	853	4,777	-13.0%	853	4,777	
Non-Home Based Other Production	-13.0%	2,084	14,173	-13.0%	2,084	14,173	
Home-Based Work Attraction	-13.0%	577	4,901	-13.0%	577	4,901	
Home-Based Other Attraction	-13.0%	3,168	18,690	-13.0%	3,168	18,690	
Non-Home Based Other Attraction	-13.0%	1,593	9,876	-13.0%	1,593	9,876	

MXD VMT Methodology Per Capita & Per Employee		
Total Population: 1,489		
Total Employees: 582		
	APC: East Los Angeles	
	Proposed Project	Project with Mitigation Measures
Total Home Based Production VMT	7,490	7,490
Total Home Based Work Attraction VMT	4,901	4,901
Total Home Based VMT Per Capita	5.0	5.0
Total Work Based VMT Per Employee	8.4	8.4

Report 4: MXD Methodologies 11 of 11 Individual Land Uses Mixed-Use Development Scenario Excluding Market-Rate Housing Before Mitigation

CITY OF LOS ANGELES VMT CALCULATOR Version 1.3

Project Information



Proposed Project Land Use Type	Value	Unit
Housing Hotel	180	Rooms
Retail General Retail	18.2	ksf
Retail Supermarket	27.3	ksf
Retail Health Club	14.5	ksf
Retail High-Turnover Sit-Down Restaurant	35	ksf
Office General Office	48	ksf
Housing Affordable Housing - Family	76	DU

Max Home Based TDM Ac Max Work Based TDM Ac		Proposed Project No No	With Mitigation No No							
A	A Parking									
в	Trans	it								
C Education & Encouragement										
Commute Trip Reductions										
E	Shared Mo	obility								
🗗 Bi	cycle Infras	structure								
G Neigh	borhood E	nhancement								
Improvements	25 - calm 25 perc	ent of streets within p ing improvements ent of intersections wi ic calming improveme	thin project with							
Pedestrian Network Improvements	within project ar	nd connecting off-site	_							

TDM Strategies

Analysis Results

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Report 1: Project & Analysis Overview

Date: May 16, 2021 Project Name: 1111 Sunset Boulevard Project Scenario: Mixed-Use Scenario - No Multi-Family Hu Project Address: 1111 W SUNSET BLVD, 90012



	Project Informa	tion	
Land	Use Type	Value	Units
	Single Family	0	DU
	Multi Family	0	DU
Housing	Townhouse	0	DU
-	Hotel	180	Rooms
	Motel	0	Rooms
	Family	76	DU
ffordable Housing	Senior	0	DU
ffordable Housing	Special Needs	0	DU
	Permanent Supportive	0	DU
	General Retail	18.200	ksf
	Furniture Store	0.000	ksf
	Pharmacy/Drugstore	0.000	ksf
	Supermarket	27.300	ksf
	Bank	0.000	ksf
	Health Club	14.500	ksf
Retail	High-Turnover Sit-Down		
	Restaurant	35.000	ksf
	Fast-Food Restaurant	0.000	ksf
	Quality Restaurant	0.000	ksf
	Auto Repair	0.000	ksf
	Home Improvement	0.000	ksf
	Free-Standing Discount	0.000	ksf
	Movie Theater	0	Seats
Office	General Office	48.000	ksf
Office	Medical Office	0.000	ksf
	Light Industrial	0.000	ksf
Industrial	Manufacturing	0.000	ksf
	Warehousing/Self-Storage	0.000	ksf
	University	0	Students
	High School	0	Students
School	Middle School	0	Students
	Elementary	0	Students
	Private School (K-12)		Students
Other	Project and Analysis Ove	. 0	Trips

2 of 11

Report 1: Project & Analysis Overview

Date: May 16, 2021 Project Name: 1111 Sunset Boulevard Project Scenario: Mixed-Use Scenario - No Multi-Family H Project Address: 1111 W SUNSET BLVD, 90012



Project and Analysis Overview 3 of 11

Report 1: Project & Analysis Overview

Date: May 16, 2021 Project Name: 1111 Sunset Boulevard Project Scenario: Mixed-Use Scenario - No Multi-Family Hu Project Address: 1111 W SUNSET BLVD, 90012

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Version

	Analysis Res	sults							
	Total Employees: 582								
	Total Population: 239								
Propos	ed Project	With M	itigation						
6,363	Daily Vehicle Trips	6,363	Daily Vehicle Trips						
40,876	Daily VMT	40,876	Daily VMT						
	Household VMT		Household VMT per						
2.5	per Capita	2.5	Capita						
	Work VMT		Work VMT per						
8.6	per Employee	8.6	Employee						
	Significant VMT	Impact?							
	APC: East Los A	•							
	Impact Threshold: 15% Belo	ow APC Average							
	Household = 7	7.2							
	Work = 12.7	7							
Propos	ed Project	With M	itigation						
VMT Threshold	Impact	VMT Threshold	Impact						
Household > 7.2	No	Household > 7.2	No						
Work > 12.7	No	Work > 12.7	No						

Project and Analysis Overview 4 of 11

Report 2: TDM Inputs

Date: May 16, 2021 Project Name: 1111 Sunset Boulevard Project Scenario: Mixed-Use Scenario - No Multi-Family H Project Address: 1111 W SUNSET BLVD, 90012

Stra	ategy Type	Description	Proposed Project	Mitigation
		City code parking provision (spaces)	2157	2157
	Reduce parking supply	Actual parking provision (spaces)	933	933
	Unbundle parking	Monthly cost for parking (\$)	\$0	\$0
Parking	Parking cash-out	Employees eligible (%)	0%	
	Price workplace	Daily parking charge (\$)	\$0.00	\$0.00
	parking	Employees subject to priced parking (%)	0%	
	Residential area parking permits	Cost of annual permit (\$)	\$0	\$0
	(cont. on following page	2)	

Report 2: TDM Inputs 5 of 11

Report 2: TDM Inputs

Date: May 16, 2021 Project Name: 1111 Sunset Boulevard Project Scenario: Mixed-Use Scenario - No Multi-Family H Project Address: 1111 W SUNSET BLVD, 90012

Strate	TDM egy Type	Strategy Inputs, Description	Cont. Proposed Project	Mitigations	
		Reduction in headways (increase in frequency) (%)	0%		
	Reduce transit headways	Existing transit mode share (as a percent of total daily trips) (%)	0%		
		Lines within project site improved (<50%, >=50%)	0	0	
Transit	Implement	Degree of implementation (low, medium, high)	0	0	
	neighborhood shuttle	Employees and residents eligible (%)	0%		
		Employees and residents eligible (%)	0%		
	Transit subsidies	Amount of transit subsidy per passenger (daily equivalent) (\$)	\$0.00	\$0.00	
Education &	Voluntary travel behavior change program	Employees and residents participating (%)	0%	0%	
ncouragement	Promotions and marketing	Employees and residents participating (%)	0%		

Report 2: TDM Inputs 6 of 11

Report 2: TDM Inputs

Date: May 16, 2021 Project Name: 1111 Sunset Boulevard Project Scenario: Mixed-Use Scenario - No Multi-Family H Project Address: 1111 W SUNSET BLVD, 90012

Strate	еду Туре	Description	Proposed Project	Mitigations
	Required commute trip reduction program	Employees participating (%)	0%	0%
	Alternative Work Schedules and	Employees participating (%)	0%	
	Telecommute	Type of program	0	
Commute Trip Reductions	Carolina and	Degree of implementation (low, medium, high)	0	0
	Employer sponsored vanpool or shuttle	Employees eligible (%)	0%	
		Employer size (small, medium, large)	0	0
	Ride-share program	Employees eligible (%)	0%	0%
	Car share	Car share project setting (Urban, Suburban, All Other)	0	0
Shared Mobility	Bike share	Within 600 feet of existing bike share station - OR- implementing new bike share station (Yes/No)	0	0
	School carpool program	Level of implementation (Low, Medium, High)	0	0

Report 2: TDM Inputs 7 of 11

Report 2: TDM Inputs

Date: May 16, 2021 Project Name: 1111 Sunset Boulevard Project Scenario: Mixed-Use Scenario - No Multi-Family H Project Address: 1111 W SUNSET BLVD, 90012

	TDM	Strategy Inputs,	Cont.	
Strate	egy Type	Description	Proposed Project	Mitigations
	Implement/Improve on-street bicycle facility	Provide bicycle facility along site (Yes/No)	0	0
Bicycle	Include Bike parking per LAMC	Meets City Bike Parking Code (Yes/No)	Yes	Yes
mrastructure	Include secure bike parking and showers	Includes indoor bike parking/lockers, showers, & repair station (Yes/No)	0	0
	Traffic calming	Streets with traffic calming improvements (%)	0%	0%
Neighborhood Enhancement	improvements	Intersections with traffic calming improvements (%)	0%	
Ennancement	Pedestrian network improvements	Included (within project and connecting off- site/within project only)	0	0

Report 2: TDM Inputs 8 of 11

CITY OF LOS ANGELES VMT CALCULATOR Report 3: TDM Outputs

Date: May 16, 2021 Project Name: 1111 Sunset Boulevard Project Scenario: Mixed-Use Scenario - No Multi-Family Housing Project Address: 1111 W SUNSET BLVD, 90012

				TDM	l <mark>Adjustm</mark>	ents by T	rip Purpo	se & Stra	tegy					
						Place type	: Compact	Infill						
			ased Work	Home Bo	ased Work		ased Other	Home B	ased Other		Based Other	Non-Home	Based Other	
			luction		action		luction		raction		luction		raction	Source
		Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	1
	Reduce parking supply	13%	13%	13%	13%	13%	13%	13%	13%	13%	13%	13%	13%	
	Unbundle parking	0%		0%		0%		0%		0%		0%		TDM Strategy
Parking	Parking cash-out	0%		0%		0%		0%		0%		0%		Appendix, Parking sections
	Price workplace parking	0%		0%		0%		0%		0%		0%		1 - 5
	Residential area	0.00%		0.00%		0.00%		0.00%		0.00%		0.00%		
	Reduce transit headways	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Strategy Appendix, Transit sections 1 - 3
Transit		0%		0%		0%		0%		0%		0%		
		0%		0%		0%		0%		0%		0%		
Education &	Voluntary travel behavior change program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Strategy Appendix, Education &
Encouragement	Promotions and marketing	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	Encourageme sections 1 - 2
	Required commute trip reduction program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Stratom
Commute Trip Reductions	Alternative Work Schedules and Telecommute Program	0%		0%		0%		0%		0%		0%		Reductions sections 1 - 4
	Employer sponsored vanpool or shuttle	0%		0%		0%		0%		0%		0%		
	Ride-share program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Car-share	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	TDM Strateg
Shared Mobility	Bike share	0.00%		0.00%		0.00%		0.00%		0.00%		0.00%		Appendix, Shar
Sharea woonity		0.0%		0.0%		0.0%		0.0%		0.0%		0.0%		Mobility sectio 1 - 3

Report 3: TDM Outputs 9 of 11

CITY OF LOS ANGELES VMT CALCULATOR Report 3: TDM Outputs

Date: May 16, 2021 Project Name: 1111 Sunset Boulevard Project Scenario: Mixed-Use Scenario - No Multi-Family Housing Project Address: 1111 W SUNSET BLVD, 90012

	TDM Adjustments by Trip Purpose & Strategy, Cont.													
Place type: Compact Infill														
		Home B	ased Work	Home B	ased Work	Home Bo	ased Other	Home Bo	ased Other	Non-Home	Based Other	Non-Home	Based Other	
		Prod	luction	Attr	action	Prod	luction	Attr	action	Proc	luction	Attr	raction	Source
		Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	
Bicycle	Implement/ Improve on-street bicycle facility	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	I Divi Strategy
Infrastructure	Include Bike parking per LAMC	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	Appendix, Bicy Infrastructur sections 1 - 3
	Include secure bike parking and showers	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Neighborhood	Traffic calming improvements	0.0%		0.0%		0.0%		0.0%		0.0%		0.0%		TDM Strateg Appendix,
Enhancement	Pedestrian network improvements	0.0%		0.0%		0.0%		0.0%		0.0%		0.0%		Neighborhood Enhancement

	Final Combined & Maximum TDM Effect												
	Home Based Work Production			Home Based Work Attraction		Home Based Other Production		Home Based Other Attraction		Non-Home Based Other Production		Non-Home Based Other Attraction	
	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	
COMBINED TOTAL	13%	13%	13%	13%	13%	13%	13%	13%	13%	13%	13%	13%	
MAX. TDM EFFECT	13%	13%	13%	13%	13%	13%	13%	13%	13%	13%	13%	13%	

= Min	= Minimum (X%, 1-[(1-A)*(1-B)])								
	where X%=								
PLACE	urban	75%							
ТҮРЕ	compact infill	40%							
MAX:	suburban center	20%							
	suburban	15%							

Note: (1-[(1-A)⁻(1-B)...]) reflects the dampened combined effectiveness of TDM Strategies (e.g., A, B,...). See the TDM Strategy Appendix (*Transportation Assessment Guidelines Attachment G*) for further discussion of dampening.

> Report 3: TDM Outputs 10 of 11

Report 4: MXD Methodology

Date: May 16, 2021 Project Name: 1111 Sunset Boulevard Project Scenario: Mixed-Use Scenario - No Multi-Family H Project Address: 1111 W SUNSET BLVD, 90012

Version 1

MXD Methodology - Project Without TDM												
	Unadjusted Trips	MXD Adjustment	MXD Trips	Average Trip Length	Unadjusted VMT	MXD VMT						
Home Based Work Production	64	-60.9%	25	7.5	480	188						
Home Based Other Production	178	-51.1%	87	5.6	997	487						
Non-Home Based Other Production	1,816	-4.2%	1,740	6.8	12,349	11,832						
Home-Based Work Attraction	844	-19.7%	678	8.5	7,174	5,763						
Home-Based Other Attraction	4,808	-35.4%	3,106	5.9	28,367	18,325						
Non-Home Based Other Attraction	1,753	-4.2%	1,680	6.2	10,869	10,416						

MXD Methodology	with TDM	Measures
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		Proposed Project		Project with Mitigation Measures				
	TDM Adjustment	Project Trips	Project VMT	TDM Adjustment	Mitigated Trips	Mitigated VMT		
Home Based Work Production	-13.0%	22	163	-13.0%	22	163		
Home Based Other Production	-13.0%	76	423	-13.0%	76	423		
Non-Home Based Other Production	-13.0%	1,513	10,288	-13.0%	1,513	10,288		
Home-Based Work Attraction	-13.0%	590	5,011	-13.0%	590	5,011		
Home-Based Other Attraction	-13.0%	2,701	15,934	-13.0%	2,701	15,934		
Non-Home Based Other Attraction	-13.0%	1,461	9,057	-13.0%	1,461	9,057		

MXD VMT Methodology Per Capita & Per Employee										
Total Population: 239										
Total Employees: 582 APC: East Los Angeles										
										Proposed Project
Total Home Based Production VMT	586	586								
Total Home Based Work Attraction VMT	5,011	5,011								
Total Home Based VMT Per Capita	2.5	2.5								
Total Work Based VMT Per Employee	8.6	8.6								

Report 4: MXD Methodologies 11 of 11

Individual Land Uses

Mixed-Use Development Scenario

Excluding Hotel

Before Mitigation

CITY OF LOS ANGELES VMT CALCULATOR Version 1.3

Project Information



Proposed Project Land Use Type	Value	Unit
Retail General Retail	18.2	ksf
Retail Supermarket	27.3	ksf
Retail Health Club	14.5	ksf
Retail High-Turnover Sit-Down Restaurant	35	ksf
Office General Office	48	ksf
Housing Affordable Housing - Family	76	DU
Housing Multi-Family	661	DU

Select each section to show individual strategies Use ☑ to denote if the TDM strategy is part of the proposed project or is a mitigation strategy Proposed Project **No** With Mitigation Max Home Based TDM Achieved? Max Work Based TDM Achieved? No No A Parking В Transit C **Education & Encouragement** D **Commute Trip Reductions** E Shared Mobility F **Bicycle Infrastructure** G Neighborhood Enhancement percent of streets within project with traffic calming improvements percent of intersections within project with traffic calming improvements Traffic Calming 25 Improvements 25 Proposed Prj 🗌 Mitigation Pedestrian Network Improvements within project and connecting off-site _ Proposed Prj Mitigation

TDM Strategies

Analysis Results

F

Proposed Project	With
7,971	7,971
Daily Vehicle Trips	Daily Vehicle Trips
50,941	50,941
Daily VMT	Daily VMT
4.8	4.8
Houseshold VMT per Capita	Houseshold VMT
8.3	8.3
Work VMT	Work VMT
per Employee	per Employee
Significant \	/MT Impact?
Household: No	Household: No
Threshold = 7.2	Threshold = 7.2
15% Below APC	15% Below APC
Work: No	Work: No
Threshold = 12.7	Threshold = 12.7
15% Below APC	15% Below APC



Report 1: Project & Analysis Overview

Date: May 16, 2021 Project Name: 1111 Sunset Boulevard Project Scenario: Mixed-Use Scenario - No Hotel Project Address: 1111 W SUNSET BLVD, 90012

	Project Informa	tion		
Land	Use Type	Value	Units	
	Single Family	0	DU	
	Multi Family	661	DU	
Housing	Townhouse	0	DU	
-	Hotel	0	Rooms	
	Motel	0	Rooms	
	Family	76	DU	
rdahla Hausing	Senior	0	DU	
uable nousing	Special Needs	0	DU	
	Permanent Supportive	0	DU	
	General Retail	18.200	ksf	
Retail Coffice Coff	Furniture Store	0.000	ksf	
	Pharmacy/Drugstore	0.000	ksf	
	Supermarket	27.300	ksf	
	Bank	0.000	ksf	
	Health Club	14.500	ksf	
	High-Turnover Sit-Down	25.000	1.6	
	Restaurant	35.000	KSI	
	Fast-Food Restaurant	0.000	ksf	
	Quality Restaurant	0.000	ksf	
	Auto Repair	0.000	ksf	
	Home Improvement	0.000	ksf	
	Free-Standing Discount	0.000	ksf	
	Movie Theater		Seats	
Office	General Office	48.000	ksf	
Unice	Medical Office		ksf	
	Light Industrial	0.000	ksf	
ndustrial	Manufacturing		ksf	
	Warehousing/Self-Storage	0.000	DU Rooms Rooms DU DU DU DU ksf ksf ksf ksf ksf ksf ksf ksf ksf ksf	
	University	0	Students	
	High School	0	Students	
School	Middle School	0	Students	
	Elementary			
	Private School (K-12)	0		
Other	Project and Analysis Ove	. 0	Trips	

2 of 11

Report 1: Project & Analysis Overview

Date: May 16, 2021 Project Name: 1111 Sunset Boulevard Project Scenario: Mixed-Use Scenario - No Hotel Project Address: 1111 W SUNSET BLVD, 90012



Project and Analysis Overview 3 of 11

Report 1: Project & Analysis Overview

Date: May 16, 2021 Project Name: 1111 Sunset Boulevard Project Scenario: Mixed-Use Scenario - No Hotel Project Address: 1111 W SUNSET BLVD, 90012



	Analysis Re	sults	
	Total Employees:	492	
	Total Population:	1,728	
Propo	sed Project	With M	itigation
7,971	Daily Vehicle Trips	7,971	Daily Vehicle Trips
50,941	Daily VMT	50,941	Daily VMT
	Household VMT		Household VMT per
4.8	per Capita	4.8	Capita
	Work VMT		Work VMT per
8.3	per Employee	8.3	Employee
	Significant VMT	Impact?	
	APC: East Los A	Ingeles	
	Impact Threshold: 15% Bel	ow APC Average	
	Household =	7.2	
	Work = 12.	7	
Propo	sed Project	With M	itigation
VMT Threshold	Impact	VMT Threshold	Impact
Household > 7.2	No	Household > 7.2	No
Work > 12.7	No	Work > 12.7	No

Project and Analysis Overview 4 of 11

Report 2: TDM Inputs

Date: May 16, 2021 Project Name: 1111 Sunset Boulevard Project Scenario: Mixed-Use Scenario - No Hotel Project Address: 1111 W SUNSET BLVD, 90012

TDM Strategy InputsStrategy TypeDescriptionProposed ProjectMitigationsCity code parking
provision (spaces)21572157Actual parking
provision (spaces)933933Unbundle parking
ParkingMonthly cost for
parking (\$)\$0\$0ParkingParking cash-outEmployees eligible
(%)0%0%Price workplace
parkingDaily parking charge
(\$)\$0.00\$0.00Residential area
parking permitsCost of annual
permit (\$)\$0\$0

(cont. on following page)

Report 2: TDM Inputs 5 of 11

Report 2: TDM Inputs

Date: May 16, 2021 Project Name: 1111 Sunset Boulevard Project Scenario: Mixed-Use Scenario - No Hotel Project Address: 1111 W SUNSET BLVD, 90012

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Strate	ву Туре	Description	Proposed Project	Mitigations	
		Reduction in headways (increase in frequency) (%)	0%		
	Reduce transit headways	Existing transit mode share (as a percent of total daily trips) (%)	0%		
		Lines within project site improved (<50%, >=50%)	0	0	
Transit	Implement neighborhood shuttle	Degree of implementation (low, medium, high)	0	0	
	neighbornood snuttie	Employees and residents eligible (%)	0%		
		Employees and residents eligible (%)	0%		
	Transit subsidies	Amount of transit subsidy per passenger (daily equivalent) (\$)	\$0.00	\$0.00	
Education &	Voluntary travel behavior change program	Employees and residents participating (%)	0%	0%	
ncouragement	Promotions and marketing	Employees and residents participating (%)	0%		

Report 2: TDM Inputs 6 of 11

Report 2: TDM Inputs

Date: May 16, 2021 Project Name: 1111 Sunset Boulevard Project Scenario: Mixed-Use Scenario - No Hotel Project Address: 1111 W SUNSET BLVD, 90012

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Strate	egy Type	Description	Proposed Project	Mitigations
	Required commute trip reduction program	Employees participating (%)	0%	0%
	Alternative Work Schedules and	Employees participating (%)	0%	
	Telecommute	Type of program	0	0
Commute Trip Reductions	Secolaria and	Degree of implementation (low, medium, high)	0	0
	Employer sponsored vanpool or shuttle	Employees eligible (%)	0%	
		Employer size (small, medium, large)	0	0
	Ride-share program	Employees eligible (%)	0%	0%
	Car share	Car share project setting (Urban, Suburban, All Other)	0	0
Shared Mobility	Bike share	Within 600 feet of existing bike share station - OR- implementing new bike share station (Yes/No)	0	0
	School carpool program	Level of implementation (Low, Medium, High)	0	0

Report 2: TDM Inputs 7 of 11

Report 2: TDM Inputs

Date: May 16, 2021 Project Name: 1111 Sunset Boulevard Project Scenario: Mixed-Use Scenario - No Hotel Project Address: 1111 W SUNSET BLVD, 90012

TDM Strategy Inputs, Cont. Strategy Type Description **Proposed Project** Mitigations Meets City Bike Include Bike parking Parking Code Yes Yes Bicycle per LAMC (Yes/No) Infrastructure showers, & repair Neighborhood Enhancement

> Report 2: TDM Inputs 8 of 11

CITY OF LOS ANGELES VMT CALCULATOR Report 3: TDM Outputs

Date: May 16, 2021 Project Name: 1111 Sunset Boulevard Project Scenario: Mixed-Use Scenario - No Hotel Project Address: 1111 W SUNSET BLVD, 90012

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				TDM	Adjustm	ents by T	rip Purpo	se & Stra	tegy					
						Place type	: Compact	Infill						
		Home B	ased Work	Home Bo	ased Work		ised Other	Home Bo	ased Other	Non-Home	Based Other	Non-Home	Based Other	
		Proposed	luction Mitigated	Attro Proposed	action Mitigated	Proposed	luction Mitigated	Attr Proposed	action Mitigated	Proposed	luction Mitigated	Attr Proposed	action Mitigated	Source
	Reduce parking supply	13%	13%	13%	13%	13%	13%	13%	13%	13%	13%	13%	13%	
	Unbundle parking	0%		0%		0%		0%		0%		0%		TDM Strategy
Parking	Parking cash-out	0%		0%		0%		0%		0%		0%		Appendix, Parki
	Price workplace parking	0%		0%		0%		0%		0%		0%		sections 1 - 5
	Residential area parking permits	0.00%		0.00%		0.00%		0.00%		0.00%		0.00%		1
	Reduce transit headways	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Strategy
Transit		0%		0%		0%		0%		0%		0%		Appendix, Tran sections 1 - 3
	Transit subsidies	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Education &	Voluntary travel behavior change program	0%		0%		0%		0%		0%		0%		TDM Strategy Appendix, Education &
Encouragement	Promotions and marketing	0%		0%		0%		0%		0%		0%		Encouragement sections 1 - 2
	Required commute trip reduction program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Stratom
Commute Trip Reductions	Alternative Work Schedules and Telecommute Program	0%		0%		0%		0%		0%		0%		TDM Strategy Appendix, Commute Trip Reductions
	Employer sponsored vanpool or shuttle	0%		0%		0%		0%		0%		0%		sections 1 - 4
		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	1
	Car-share	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	TDM Strategy
Shared Mobility	Bike share	0.00%		0.00%		0.00%		0.00%		0.00%		0.00%		Appendix, Shar
onarea woonity	School carpool program	0.0%		0.0%		0.0%		0.0%		0.0%		0.0%		Mobility section 1 - 3

Report 3: TDM Outputs 9 of 11

CITY OF LOS ANGELES VMT CALCULATOR Report 3: TDM Outputs

Date: May 16, 2021 Project Name: 1111 Sunset Boulevard Project Scenario: Mixed-Use Scenario - No Hotel Project Address: 1111 W SUNSET BLVD, 90012

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				TDM Ac	ljustment	s by Trip	Purpose	& Strateg	y, Cont.					
						Place type	: Compact	Infill						
		Home B	ased Work	Home B	ased Work	Home B	ased Other	Home Bo	ased Other	Non-Home	Based Other	Non-Home	Based Other	
		Proc	luction	Attr	action	Proc	luction	Attr	action	Proc	luction	Attr	action	Source
		Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	
	Implement/ Improve													
	on-street bicycle	0.0%		0.0%		0.0%		0.0%		0.0%		0.0%		TDM Strates
Bicycle	facility													Appendix, Bic
	Include Bike parking	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	Infrastructu
Infrastructure	per LAMC	0.0%	0.0%	0.076	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.076	0.0%	0.0%	sections 1 -
	Include secure bike	0.0%		0.0%		0.0%		0.0%		0.0%		0.0%		sections 1 - :
	parking and showers	0.076	0.070	0.070	0.070	0.070	0.070	0.070	0.070	0.070	0.070	0.070	0.070	
		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	TDM Strateg
Neighborhood		0.0%		0.076		0.076		0.076		0.076		0.0%		Appendix,
Enhancement	Pedestrian network	0.0%		0.0%		0.0%		0.0%		0.0%		0.0%		Neighborho
		0.0%		0.0%		0.0%		0.0%		0.0%		0.0%		Enhanceme

Final Combined & Maximum TDM Effect												
	Home Ba Produ	sed Work Iction	Home Ba Attra	sed Work Iction	Home Ba Produ	sed Other Iction		sed Other Iction		Based Other uction	Non-Home Attra	
	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated
COMBINED TOTAL	13%	13%	13%	13%	13%	13%	13%	13%	13%	13%	13%	13%
MAX. TDM EFFECT	13%	13%	13%	13%	13%	13%	13%	13%	13%	13%	13%	13%

= Minimum (X%, 1-[(1-A)*(1-B)])					
where X%=					
PLACE	urban	75%			
TYPE	compact infill	40%			
MAX:	suburban center	20%			
	suburban	15%			

Note: (1-[(1-A)⁻(1-B)...]) reflects the dampened combined effectiveness of TDM Strategies (e.g., A, B,...). See the TDM Strategy Appendix (*Transportation Assessment Guidelines Attachment G*) for further discussion of dampening.

> Report 3: TDM Outputs 10 of 11

Report 4: MXD Methodology

Project Name: 1111 Sunset Boulevard Project Scenario: Mixed-Use Scenario - No Hotel Project Address: 1111 W SUNSET BLVD, 90012

Date: May 16, 2021

á	9 2	2.4.6	
	2	2 - A	

MXD Methodology - Project Without TDM						
	Unadjusted Trips	MXD Adjustment	MXD Trips	Average Trip Length	Unadjusted VMT	MXD VMT
Home Based Work Production	657	-28.8%	468	7.5	4,928	3,510
Home Based Other Production	1,819	-40.0%	1,091	5.6	10,186	6,110
Non-Home Based Other Production	2,448	-4.0%	2,350	6.8	16,646	15,980
Home-Based Work Attraction	714	-22.1%	556	8.5	6,069	4,726
Home-Based Other Attraction	4,518	-34.1%	2,977	5.9	26,656	17,564
Non-Home Based Other Attraction	1,805	-4.4%	1,725	6.2	11,191	10,695

MXD Methodology	with TDM Measures
-----------------	-------------------

		Proposed Project		Project with Mitigation Measures		
	TDM Adjustment	Project Trips	Project VMT	TDM Adjustment	Mitigated Trips	Mitigated VMT
Home Based Work Production	-13.0%	407	3,052	-13.0%	407	3,052
Home Based Other Production	-13.0%	949	5,313	-13.0%	949	5,313
Non-Home Based Other Production	-13.0%	2,043	13,895	-13.0%	2,043	13,895
Home-Based Work Attraction	-13.0%	483	4,109	-13.0%	483	4,109
Home-Based Other Attraction	-13.0%	2,589	15,272	-13.0%	2,589	15,272
Non-Home Based Other Attraction	-13.0%	1,500	9,300	-13.0%	1,500	9,300

P							
MXD VMT Methodology Per Capita & Per Employee							
	Total Population: 1,728						
	Total Employees:	492					
	APC: East Los Angeles						
	Proposed Project						
Total Home Based Production VMT	8,365	8,365					
Total Home Based Work Attraction VMT	4,109	4,109					
Total Home Based VMT Per Capita	4.8						
Total Work Based VMT Per Employee	8.3	8.3					

Report 4: MXD Methodologies 11 of 11

Individual Land Uses

Mixed-Use Development Scenario

Excluding Office

Before Mitigation

CITY OF LOS ANGELES VMT CALCULATOR Version 1.3

Project Information



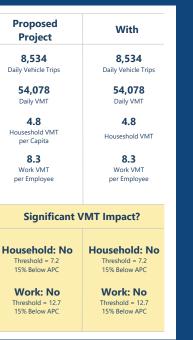
Proposed Project Land Use Type	Value	Unit
Retail General Retail	18.2	ksf
Retail Supermarket	27.3	ksf
Retail Health Club	14.5	ksf
Retail High-Turnover Sit-Down Restaurant	35	ksf
Housing Affordable Housing - Family	76	DU
Housing Multi-Family	661	DU
Housing Hotel	180	Rooms

Select each section to show individual strategies Use ☑ to denote if the TDM strategy is part of the proposed project or is a mitigation strategy Proposed Project **No** With Mitigation **No** Max Home Based TDM Achieved? Max Work Based TDM Achieved? No No A Parking В Transit C **Education & Encouragement Commute Trip Reductions** E Shared Mobility F **Bicycle Infrastructure** G Neighborhood Enhancement percent of streets within project with traffic calming improvements percent of intersections within project with traffic calming improvements Traffic Calming 25 Improvements 25 Proposed Prj 🗌 Mitigation Pedestrian Network Improvements within project and connecting off-site _ Proposed Prj 📃 Mitigation

TDM Strategies

Analysis Results

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Report 1: Project & Analysis Overview

Date: May 16, 2021 Project Name: 1111 Sunset Boulevard Project Scenario: Mixed-Use Scenario - No Office Project Address: 1111 W SUNSET BLVD, 90012



	Project Informa	tion		
Land	Use Туре	Value	Units	
	Single Family	0	DU	
	Multi Family	661	DU	
Housing	Townhouse	0	DU	
-	Hotel	180	Rooms	
	Motel	0	Rooms	
	Family	76	DU	
Affordable Housing	Senior	0	DU	
	Special Needs	0	DU	
	Permanent Supportive	0	DU	
	General Retail	18.200	ksf	
	Furniture Store	0.000	ksf	
	Pharmacy/Drugstore	0.000	ksf	
	Supermarket	27.300	ksf	
	Bank	0.000	ksf	
	Health Club	14.500	ksf	
Retail	High-Turnover Sit-Down	25.000	ksf	
Retail	Restaurant	35.000	KST	
	Fast-Food Restaurant	0.000	ksf	
	Quality Restaurant	0.000	ksf	
	Auto Repair	0.000	ksf	
	Home Improvement	0.000	ksf	
	Free-Standing Discount	0.000	ksf	
	Movie Theater	0	Seats	
Office	General Office	0.000	ksf	
Office	Medical Office	0.000	ksf	
	Light Industrial	0.000	ksf	
Industrial	Manufacturing	0.000	ksf	
	Warehousing/Self-Storage	0.000	ksf	
	University	0	Students	
	High School	0	Students	
School	Middle School	0	Students	
	Elementary	0	Students	
	Private School (K-12)	0	Students	
Other	Project and Analysis Ove	. 0	Trips	

2 of 11

Report 1: Project & Analysis Overview

Date: May 16, 2021 Project Name: 1111 Sunset Boulevard Project Scenario: Mixed-Use Scenario - No Office Project Address: 1111 W SUNSET BLVD, 90012



Project and Analysis Overview 3 of 11

Report 1: Project & Analysis Overview

Date: May 16, 2021 Project Name: 1111 Sunset Boulevard Project Scenario: Mixed-Use Scenario - No Office Project Address: 1111 W SUNSET BLVD, 90012



	Analysis Re	sults					
	Total Employees:	390					
	Total Population: 1,728						
Propo	sed Project	With M	itigation				
8,534	Daily Vehicle Trips	8,534	Daily Vehicle Trips				
54,078	Daily VMT	54,078	Daily VMT				
	Household VMT		Household VMT per				
4.8	per Capita	4.8	Capita				
	Work VMT		Work VMT per				
8.3	per Employee	8.3	Employee				
	Significant VMT	Impact?					
	APC: East Los A	Angeles					
	Impact Threshold: 15% Bel	ow APC Average					
	Household =	7.2					
	Work = 12.	7					
Propo	sed Project	With Mitigation					
VMT Threshold	Impact	VMT Threshold	Impact				
Household > 7.2	No	Household > 7.2	No				
Work > 12.7	No	Work > 12.7	No				

Project and Analysis Overview 4 of 11

Report 2: TDM Inputs

Date: May 16, 2021 Project Name: 1111 Sunset Boulevard Project Scenario: Mixed-Use Scenario - No Office Project Address: 1111 W SUNSET BLVD, 90012

TDM Strategy InputsStrategy TypeDescriptionProposed ProjectMitigationsCity code parking
provision (spaces)21572157Actual parking
provision (spaces)933933Unbundle parking
Parking cash-outMonthly cost for
parking (\$)\$0\$0Parking cash-out
parkingEmployees eligible
(%)0%0%Price workplace
parking permitsCost of annual
permit (\$)\$0\$0Residential area
parking permitsCost of annual
permit (\$)\$0\$0

(cont. on following page)

Report 2: TDM Inputs 5 of 11 **(P**)

Report 2: TDM Inputs

Date: May 16, 2021 Project Name: 1111 Sunset Boulevard Project Scenario: Mixed-Use Scenario - No Office Project Address: 1111 W SUNSET BLVD, 90012

TDM Strategy Inputs, Cont.Strategy TypeDescriptionProposed ProjectMitigationsReduction in
headways (increase
in frequency) (%)0%0%Reduce transit
headwaysExisting transit mode
stare (as a percent
of total daily trips)0%0%TransitImplement
neighborhood shuttle0%0%Implement
neighborhood shuttleDegree of
implementation (low,
medium, high)00Transit subsidiesEmployees and
residents eligible (%)0%0%Transit subsidiesAmount of transit
subsidy per
passenger (daily
equivalent) (fs)0%0%Education &
EncouragementVoluntary travel
programEmployees and
residents eligible (%)0%0%Fransit subsidiesAmount of transit
subsidy per
passenger (daily
equivalent) (fs)0%0%0%Education &
Promotions and
marketingEmployees and
residents0%0%0%Promotions and
marketingEmployees and
residents0%0%0%

(cont. on following page)

Report 2: TDM Inputs 6 of 11

Report 2: TDM Inputs

Date: May 16, 2021 Project Name: 1111 Sunset Boulevard Project Scenario: Mixed-Use Scenario - No Office Project Address: 1111 W SUNSET BLVD, 90012

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Strate	gy Type	Description	Proposed Project	Mitigations
	Required commute trip reduction program	Employees participating (%)	0%	0%
	Alternative Work Schedules and	Employees participating (%)	0%	
	Telecommute	Type of program	0	0
Commute Trip Reductions	Genelaura	Degree of implementation (low, medium, high)	0	0
	Employer sponsored vanpool or shuttle	Employees eligible (%)	0%	
		Employer size (small, medium, large)	0	0
	Ride-share program	Employees eligible (%)	0%	0%
	Car share	Car share project setting (Urban, Suburban, All Other)	0	0
Shared Mobility	Bike share	Within 600 feet of existing bike share station - OR- implementing new bike share station (Yes/No)	0	0
	School carpool program	Level of implementation (Low, Medium, High)	0	0

Report 2: TDM Inputs 7 of 11

Report 2: TDM Inputs

Date: May 16, 2021 Project Name: 1111 Sunset Boulevard Project Scenario: Mixed-Use Scenario - No Office Project Address: 1111 W SUNSET BLVD, 90012

TDM Strategy Inputs, Cont.						
Strate	egy Type	Description Proposed Project		Mitigations		
	Implement/Improve on-street bicycle facility	Provide bicycle facility along site (Yes/No)	0	0		
Bicycle Infrastructure	Include Bike parking per LAMC	Meets City Bike Parking Code (Yes/No)	Yes	Yes		
	Include secure bike parking and showers	Includes indoor bike parking/lockers, showers, & repair station (Yes/No)	0	0		
Neighborhood Enhancement	Traffic calming	Streets with traffic calming improvements (%)	0%	0%		
	improvements	Intersections with traffic calming improvements (%)	0%			
	Pedestrian network improvements	Included (within project and connecting off- site/within project only)	0	0		

Report 2: TDM Inputs 8 of 11

CITY OF LOS ANGELES VMT CALCULATOR Report 3: TDM Outputs

Date: May 16, 2021 Project Name: 1111 Sunset Boulevard Project Scenario: Mixed-Use Scenario - No Office Project Address: 1111 W SUNSET BLVD, 90012

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				TDM	Adjustm	ents by T	rip Purpo	se & Stra	tegy					
						Place type	: Compact	Infill						
			ased Work luction Mitigated		ased Work action Mitigated		<i>used Other</i> <i>uction</i> Mitigated		ased Other action Mitigated		Based Other luction Mitigated		<i>Based Other</i> <i>raction</i> Mitigated	Source
	Reduce parking supply	13%	13%	13%	13%	13%	13%	13%	13%	13%	13%	13%	13%	
	Unbundle parking	0%		0%		0%		0%		0%		0%		TDM Strategy
Parking	Parking cash-out	0%		0%		0%		0%		0%		0%		Appendix, Parki
	Price workplace parking	0%		0%		0%		0%		0%		0%		sections 1 - 5
	Residential area parking permits	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
	Reduce transit headways	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Strategy Appendix, Transit sections 1 - 3
Transit		0%		0%		0%		0%		0%		0%		
		0%		0%		0%		0%		0%		0%		
Education &	Voluntary travel behavior change program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Strategy Appendix, Education & Encouragement sections 1 - 2
Encouragement	Promotions and marketing	0%		0%		0%		0%		0%		0%		
	Required commute trip reduction program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Strategy Appendix, Commute Trip Reductions sections 1 - 4
Commute Trip Reductions	Alternative Work Schedules and Telecommute Program	0%		0%		0%		0%		0%		0%		
	Employer sponsored vanpool or shuttle	0%		0%		0%		0%		0%		0%		
		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Car-share	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	TDM Strategy
Shared Mobility	Bike share	0.00%		0.00%		0.00%		0.00%		0.00%		0.00%		Appendix, Shar
Shared Mobility		0.0%		0.0%		0.0%		0.0%		0.0%		0.0%		Mobility sections 1 - 3

Report 3: TDM Outputs 9 of 11

CITY OF LOS ANGELES VMT CALCULATOR Report 3: TDM Outputs

Date: May 16, 2021 Project Name: 1111 Sunset Boulevard Project Scenario: Mixed-Use Scenario - No Office Project Address: 1111 W SUNSET BLVD, 90012

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				TDM Ac	djustment	s by Trip	Purpose	& Strateg	y, Cont.					
						Place type	: Compact	Infill						
			ased Work		ased Work		ased Other		ased Other		Based Other		Based Other	
		Production		Production Attraction		Production Attract		action	on Production		Attraction		Source	
		Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	
	Implement/ Improve													
	on-street bicycle	0.0%		0.0%		0.0%		0.0%		0.0%		0.0%		TDM Strate
Bicycle	facility													Appendix, Bic
	Include Bike parking	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	Infrastructu
Infrastructure	per LAMC	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	sections 1 -
	Include secure bike	0.0%		0.0%		0.0%		0.0%		0.0%		0.0%		sections 1 -
	parking and showers	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
	Traffic calming	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	TDM Strateg
Neighborhood Enhancement		0.0%		0.0%		0.0%		0.0%		0.0%		0.0%		Appendix,
	Pedestrian network	0.0%		0.0%		0.0%		0.0%		0.0%		0.0%		Neighborho
		0.0%		0.0%		0.0%		0.0%		0.0%		0.0%		Enhanceme

Final Combined & Maximum TDM Effect												
	Home Based Work Production				Home Based Other Production		Home Based Other Attraction		Non-Home Based Other Production		Non-Home Based Othe Attraction	
	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated
COMBINED TOTAL	13%	13%	13%	13%	13%	13%	13%	13%	13%	13%	13%	13%
MAX. TDM EFFECT	13%	13%	13%	13%	13%	13%	13%	13%	13%	13%	13%	13%

= Minimum (X%, 1-[(1-A)*(1-B)]) where X%=					
TYPE	compact infill	40%			
MAX:	suburban center	20%			
	suburban	15%			

Note: (1-[(1-A)⁻(1-B)...]) reflects the dampened combined effectiveness of TDM Strategies (e.g., A, B,...). See the TDM Strategy Appendix (*Transportation Assessment Guidelines Attachment G*) for further discussion of dampening.

> Report 3: TDM Outputs 10 of 11

Report 4: MXD Methodology

Project Name: 1111 Sunset Boulevard Project Scenario: Mixed-Use Scenario - No Office Project Address: 1111 W SUNSET BLVD, 90012

Date: May 16, 2021

MXD Methodology - Project Without TDM								
	Average Trip Length	Unadjusted VMT	MXD VMT					
Home Based Work Production	657	-28.2%	472	7.5	4,928	3,540		
Home Based Other Production	1,819	-40.2%	1,088	5.6	10,186	6,093		
Non-Home Based Other Production	2,519	-3.9%	2,420	6.8	17,129	16,456		
Home-Based Work Attraction	566	-23.0%	436	8.5	4,811	3,706		
Home-Based Other Attraction	5,464	-34.0%	3,606	5.9	32,238	21,275		
Non-Home Based Other Attraction	1,876	-4.4%	1,794	6.2	11,631	11,123		

MXD Methodology	with TDM Measures
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		Proposed Project		Project with Mitigation Measures			
	TDM Adjustment	Project Trips	Project VMT	TDM Adjustment	Mitigated Trips	Mitigated VMT	
Home Based Work Production	-13.0%	410	3,078	-13.0%	410	3,078	
Home Based Other Production	-13.0%	946	5,298	-13.0%	946	5,298	
Non-Home Based Other Production	-13.0%	2,104	14,309	-13.0%	2,104	14,309	
Home-Based Work Attraction	-13.0%	379	3,222	-13.0%	379	3,222	
Home-Based Other Attraction	-13.0%	3,135	18,499	-13.0%	3,135	18,499	
Non-Home Based Other Attraction	-13.0%	1,560	9,672	-13.0%	1,560	9,672	

MXD VMT Methodology Per Capita & Per Employee							
Total Population: 1,728							
Total Employees: 390							
APC: East Los Angeles							
	Proposed Project	Project with Mitigation Measures					
Total Home Based Production VMT	8,376	8,376					
Total Home Based Work Attraction VMT	3,222	3,222					
Total Home Based VMT Per Capita	tal Home Based VMT Per Capita 4.8						
Total Work Based VMT Per Employee	8.3	8.3					

Report 4: MXD Methodologies 11 of 11 Individual Land Uses No-Hotel Development Scenario Excluding Affordable Housing Before Mitigation

CITY OF LOS ANGELES VMT CALCULATOR Version 1.3

Project Information



Proposed Project Land Use Type	Value	Unit
Housing Multi-Family	751	DU
Retail General Retail	18.2	ksf
Retail Supermarket	27.3	ksf
Retail Health Club	14.5	ksf
Retail High-Turnover Sit-Down Restaurant	35	ksf
Office General Office	48	ksf

Select each section to show individual strategies Use ☑ to denote if the TDM strategy is part of the proposed project or is a mitigation strategy Proposed Project **No** With Mitigation **No** Max Home Based TDM Achieved? Max Work Based TDM Achieved? No No A Parking В Transit C **Education & Encouragement Commute Trip Reductions** E Shared Mobility F **Bicycle Infrastructure** G Neighborhood Enhancement percent of streets within project with traffic calming improvements percent of intersections within project with traffic calming improvements Traffic Calming 25 Improvements 25 Proposed Prj 🗌 Mitigation Pedestrian Network Improvements within project and connecting off-site _ Proposed Prj 📃 Mitigation

TDM Strategies

Analysis Results

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Report 1: Project & Analysis Overview

Date: May 16, 2021 Project Name: 1111 Sunset Boulevard Project Scenario: No-Hotel Scenario - No Affordable Housi Project Address: 1111 W SUNSET BLVD, 90012



	Project Informa	tion	
Land	l Use Type	Value	Units
	Single Family	0	DU
	Multi Family	751	DU
Housing	Townhouse	0	DU
-	Hotel	0	Rooms
	Motel	0	Rooms
	Family	0	DU
ffordable Housing	Senior	0	DU
ffordable Housing	Special Needs	0	DU
	Permanent Supportive	0	DU
	General Retail	18.200	ksf
	Furniture Store	0.000	ksf
	Pharmacy/Drugstore	0.000	ksf
	Supermarket	27.300	ksf
	Bank	0.000	ksf
Retail	Health Club	14.500	ksf
	High-Turnover Sit-Down	25.000	
	Restaurant	35.000	ksf
	Fast-Food Restaurant	0.000	ksf
	Quality Restaurant	0.000	ksf
	Auto Repair	0.000	ksf
	Home Improvement	0.000	ksf
	Free-Standing Discount	0.000	ksf
	Movie Theater	0	Seats
Office	General Office	48.000	ksf
Office	Medical Office	0.000	ksf
	Light Industrial	0.000	ksf
Industrial	Manufacturing	0.000	ksf
	Warehousing/Self-Storage	0.000	ksf
	University	0	Students
	High School	0	Students
School	Middle School	0	Students
	Elementary	0	Students
	Private School (K-12)	0	Students
Other	Project and Analysis Ove	. 0	Trips

2 of 11

Report 1: Project & Analysis Overview

Date: May 16, 2021 Project Name: 1111 Sunset Boulevard Project Scenario: No-Hotel Scenario - No Affordable Housi Project Address: 1111 W SUNSET BLVD, 90012



Project and Analysis Overview 3 of 11

Report 1: Project & Analysis Overview

Date: May 16, 2021 Project Name: 1111 Sunset Boulevard Project Scenario: No-Hotel Scenario - No Affordable Housi Project Address: 1111 W SUNSET BLVD, 90012

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Version

	Analysis Res	sults						
	Total Employees:	492						
	Total Population:	1,692						
Propos	ed Project	With M	itigation					
8,053	Daily Vehicle Trips	8,053	Daily Vehicle Trips					
51,459	Daily VMT	51,459	Daily VMT					
	Household VMT	5.4	Household VMT per					
5.1	per Capita	5.1	Capita					
0.0	Work VMT	0.2	Work VMT per					
8.3	per Employee	8.3	Employee					
	Significant VMT	Impact?						
	APC: East Los A	ngeles						
	Impact Threshold: 15% Bel	ow APC Average						
	Household = 7	7.2						
	Work = 12.7							
	ed Project		itigation					
VMT Threshold	Impact	VMT Threshold	Impact					
Household > 7.2	No	Household > 7.2	No No					
Work > 12.7	Work > 12.7 No Work > 12.7							

Project and Analysis Overview 4 of 11

Report 2: TDM Inputs

Date: May 16, 2021 Project Name: 1111 Sunset Boulevard Project Scenario: No-Hotel Scenario - No Affordable Hous Project Address: 1111 W SUNSET BLVD, 90012

Stra	ategy Type	Description	Proposed Project	Mitigations	
		City code parking provision (spaces)	2221	2221	
	Reduce parking supply	Actual parking provision (spaces)	907	907	
	Unbundle parking	Monthly cost for parking (\$)	\$0	<i>\$0</i>	
Parking	Parking cash-out	Employees eligible (%)	0%	0%	
	Price workplace parking	Daily parking charge (\$)	\$0.00	\$0.00	
		Employees subject to priced parking (%)	0%		
	Residential area parking permits	Cost of annual permit (\$)	\$0	\$0	

Report 2: TDM Inputs 5 of 11

Report 2: TDM Inputs

Date: May 16, 2021 Project Name: 1111 Sunset Boulevard Project Scenario: No-Hotel Scenario - No Affordable Hous Project Address: 1111 W SUNSET BLVD, 90012

 TDM Strategy Inputs, Cont.

 Strategy Type
 Description
 Proposed Project
 Mitigations

 Reduce transit
 Reduce transit
 Reduce transit
 0%
 0%
 0%

 Implement
 Reduce (50%, 2=50%)
 0%
 0%
 0%
 0%

 Transit
 Implement
 Reduce (450%, 2=50%)
 0
 0
 0

 Transit
 Implement
 Reduce transit
 Reduce (50%, 2=50%)
 0
 0
 0

 Transit
 Implement
 Reduce transit
 Reduce (50%, 2=50%)
 0
 0
 0

 Existing transit subsidies
 Employees and residents eligible (%)
 0%
 0%
 0%

 Transit subsidies
 Arnount of transit subsidies
 Arnount of transit subsidies (%)
 0%
 0%
 0%

 Etacation & Encouragement
 Yoluntary travel behavior change program participating (%)
 Conditions and residents eligible (%)
 0%
 0%
 0%
 0%
 0%
 0%
 0%
 0%
 0%
 0%
 0%
 0%
 0%
 0%
 0%
 0%
 0%
 0%

Report 2: TDM Inputs 6 of 11

Report 2: TDM Inputs

Date: May 16, 2021 Project Name: 1111 Sunset Boulevard Project Scenario: No-Hotel Scenario - No Affordable Hous Project Address: 1111 W SUNSET BLVD, 90012

Strate	egy Type	Description	Proposed Project	Mitigations	
	Required commute trip reduction program	Employees participating (%)	0%	0%	
	Alternative Work Schedules and	Employees participating (%)	0%		
	Telecommute	Type of program	0	0	
Commute Trip Reductions	Secological and a second	Degree of implementation (low, medium, high)	0	0	
	Employer sponsored vanpool or shuttle	Employees eligible (%)	0%	0%	
		Employer size (small, medium, large)	0	0	
	Ride-share program	Employees eligible (%)	0%	0%	
	Car share	Car share project setting (Urban, Suburban, All Other)	0	0	
Shared Mobility	Bike share	Within 600 feet of existing bike share station - OR- implementing new bike share station (Yes/No)	0	0	
	School carpool program	Level of implementation (Low, Medium, High)	0	0	

Report 2: TDM Inputs 7 of 11

Report 2: TDM Inputs

Date: May 16, 2021 Project Name: 1111 Sunset Boulevard Project Scenario: No-Hotel Scenario - No Affordable Hous Project Address: 1111 W SUNSET BLVD, 90012

	TDM	Strategy Inputs,	Cont.	
Strate	egy Type	Description	Proposed Project	Mitigations
	Implement/Improve on-street bicycle facility	Provide bicycle facility along site (Yes/No)	0	0
Bicycle Infrastructure	Include Bike parking per LAMC	Meets City Bike Parking Code (Yes/No)	Yes	Yes
	Include secure bike parking and showers	Includes indoor bike parking/lockers, showers, & repair station (Yes/No)	0	0
Neighborhood Enhancement	Traffic calming	Streets with traffic calming improvements (%)	0%	0%
	improvements	Intersections with traffic calming improvements (%)	0%	0%
	Pedestrian network improvements	Included (within project and connecting off- site/within project only)	0	0

Report 2: TDM Inputs 8 of 11

CITY OF LOS ANGELES VMT CALCULATOR Report 3: TDM Outputs

Date: May 16, 2021 Project Name: 1111 Sunset Boulevard Project Scenario: No-Hotel Scenario - No Affordable Housing Project Address: 1111 W SUNSET BLVD, 90012

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				TDM	Adjustm	ents by T	rip Purpo	se & Stra	tegy					
						Place type	: Compact	Infill						
			ased Work luction Mitigated		ased Work action Mitigated		used Other Uuction Mitigated		ased Other action Mitigated		Based Other luction Mitigated		<i>Based Other</i> <i>raction</i> Mitigated	Source
	Reduce parking supply	13%	13%	13%	13%	13%	13%	13%	13%	13%	13%	13%	13%	
	Unbundle parking	0%		0%		0%		0%		0%		0%		TDM Strategy
Parking	Parking cash-out	0%		0%		0%		0%		0%		0%		Appendix, Parkir
	Price workplace parking	0%		0%		0%		0%		0%		0%		sections 1 - 5
	Residential area parking permits	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
	Reduce transit headways	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Strategy Appendix, Transit sections 1 - 3
Transit		0%		0%		0%		0%		0%		0%		
	Transit subsidies	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Education &	Voluntary travel behavior change program	0%		0%		0%		0%		0%		0%		TDM Strategy Appendix, Education &
Encouragement	Promotions and marketing	0%		0%		0%		0%		0%		0%		Encouragemen sections 1 - 2
	Required commute trip reduction program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TRACING
Commute Trip Reductions	Alternative Work Schedules and Telecommute Program	0%		0%		0%		0%		0%		0%		TDM Strategy Appendix, Commute Trip Reductions
	Employer sponsored vanpool or shuttle	0%		0%		0%		0%		0%		0%		sections 1 - 4
	Ride-share program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Car-share	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	TDM Strategy
Shared Mobility	Bike share	0.00%		0.00%		0.00%		0.00%		0.00%		0.00%		
Shareu wobility		0.0%		0.0%		0.0%		0.0%		0.0%		0.0%		Appendix, Shared Mobility sections 1 - 3

Report 3: TDM Outputs 9 of 11

CITY OF LOS ANGELES VMT CALCULATOR Report 3: TDM Outputs

Date: May 16, 2021 Project Name: 1111 Sunset Boulevard Project Scenario: No-Hotel Scenario - No Affordable Housing Project Address: 1111 W SUNSET BLVD, 90012

(**F**)

				TDM Ac	ljustment	s by Trip	Purpose	& Strateg	y, Cont.					
						Place type	: Compact	Infill						
		Home B	ased Work	Home B	ased Work	Home Bo	ased Other	Home Bo	ased Other	Non-Home	Based Other	Non-Home	Based Other	
		Proc	luction	Attr	action	Proc	luction	Attr	action	Proc	uction	Attr	action	Source
		Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	
	Implement/ Improve on-street bicycle	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	TDM Strategy
Bicycle Infrastructure	facility Include Bike parking	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	Appendix, Bio
innastructure	per LAMC Include secure bike													sections 1 -
	parking and showers	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	
Neighborhood Enhancement	Traffic calming improvements	0.0%		0.0%		0.0%		0.0%		0.0%		0.0%		TDM Strate Appendix
	Pedestrian network improvements	0.0%		0.0%		0.0%		0.0%		0.0%		0.0%		Neighborho Enhanceme

	Final Combined & Maximum TDM Effect											
	Home Ba Produ		Home Based Work Attraction		Home Based Other Production		Home Based Other Attraction		Non-Home Based Other Production		Non-Home Based Other Attraction	
	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated
COMBINED TOTAL	13%	13%	13%	13%	13%	13%	13%	13%	13%	13%	13%	13%
MAX. TDM EFFECT	13%	13%	13%	13%	13%	13%	13%	13%	13%	13%	13%	13%

= Min	= Minimum (X%, 1-[(1-A)*(1-B)])							
where X%=								
PLACE	urban	75%						
TYPE	compact infill	40%						
MAX:	suburban center	20%						
	suburban	15%						

Note: (1-[(1-A)⁻(1-B)...]) reflects the dampened combined effectiveness of TDM Strategies (e.g., A, B,...). See the TDM Strategy Appendix (*Transportation Assessment Guidelines Attachment G*) for further discussion of dampening.

> Report 3: TDM Outputs 10 of 11

Report 4: MXD Methodology

Date: May 16, 2021 Project Name: 1111 Sunset Boulevard Project Scenario: No-Hotel Scenario - No Affordable Hous Project Address: 1111 W SUNSET BLVD, 90012

	MXD Methodology - Project Without TDM											
Unadjusted Trips MXD Adjustment MXD Trips Average Trip Length Unadjusted VMT												
Home Based Work Production	673	-28.7%	480	7.5	5,048	3,600						
Home Based Other Production	1,864	-39.8%	1,123	5.6	10,438	6,289						
Non-Home Based Other Production	2,469	-4.0%	2,371	6.8	16,789	16,123						
Home-Based Work Attraction	714	-22.1%	556	8.5	6,069	4,726						
Home-Based Other Attraction	4,540	-33.9%	3,003	5.9	26,786	17,718						
Non-Home Based Other Attraction	1,810	-4.4%	1,730	6.2	11,222	10,726						

		Proposed Project		Project with Mitigation Measures				
	TDM Adjustment	Project Trips	Project VMT	TDM Adjustment	Mitigated Trips	Mitigated VMT		
Home Based Work Production	-13.0%	417	3,130	-13.0%	417	3,130		
Home Based Other Production	-13.0%	976	5,468	-13.0%	976	5,468		
Non-Home Based Other Production	-13.0%	2,062	14,019	-13.0%	2,062	14,019		
Home-Based Work Attraction	-13.0%	483	4,109	-13.0%	483	4,109		
Home-Based Other Attraction	-13.0%	2,611	15,406	-13.0%	2,611	15,406		
Non-Home Based Other Attraction	-13.0%	1,504	9,327	-13.0%	1,504	9,327		

	MXD VMT Methodology Per Capita & Per E	mpioyee		
	Total Population:	1,692		
	Total Employees:	492		
	APC:	East Los Angeles		
	Proposed Project	Project with Mitigation Measures		
Total Home Based Production VMT	8,598	8,598		
Total Home Based Work Attraction VMT	4,109	4,109		
Total Home Based VMT Per Capita	5.1	5.1		
Total Work Based VMT Per Employee	8.3	8.3		

Report 4: MXD Methodologies 11 of 11 Individual Land Uses No-Hotel Development Scenario Excluding Market-Rate Housing Before Mitigation

CITY OF LOS ANGELES VMT CALCULATOR Version 1.3

Project Information



Proposed Project Land Use Type	Value	Unit
Retail General Retail	18.2	ksf
Retail Supermarket	27.3	ksf
Retail Health Club	14.5	ksf
Retail High-Turnover Sit-Down Restaurant	35	ksf
Office General Office	48	ksf
Housing Affordable Housing - Family	76	DU

Select each section to show individual strategies Use ☑ to denote if the TDM strategy is part of the proposed project or is a mitigation strategy Proposed Project **No** With Mitigation **No** Max Home Based TDM Achieved? Max Work Based TDM Achieved? No No A Parking B Transit C **Education & Encouragement** D **Commute Trip Reductions** E Shared Mobility F **Bicycle Infrastructure** G Neighborhood Enhancement percent of streets within project with traffic calming improvements percent of intersections within project with traffic calming improvements Traffic Calming 25 Improvements 25 Proposed Prj 🔲 Mitigation Pedestrian Network Improvements within project and connecting off-site _ Proposed Prj Mitigation

TDM Strategies

Analysis Results

F

Proposed Project	With
5.455	5.455
Daily Vehicle Trips	Daily Vehicle Trips
35,159	35,159
Daily VMT	Daily VMT
2.6	2.6
Houseshold VMT per Capita	Houseshold VMT
8.6	8.6
Work VMT per Employee	Work VMT per Employee
Significant \	/MT Impact?
ousehold: No	Household: No
Threshold = 7.2	Threshold = 7.2
15% Below APC	15% Below APC
Work: No	Work: No
Threshold = 12.7	Threshold = 12.7
15% Below APC	15% Below APC

Ho

Measuring the Miles

Report 1: Project & Analysis Overview

Date: May 16, 2021 Project Name: 1111 Sunset Boulevard Project Scenario: No-Hotel Scenario - No Multi-Family Hou Project Address: 1111 W SUNSET BLVD, 90012



	Project Informa	tion	
Land	Use Туре	Value	Units
	Single Family	0	DU
	Multi Family	0	DU
Housing	Townhouse	0	DU
	Hotel	0	Rooms
	Motel		
	Family	76	DU
ffordable Housing	Senior	0	DU
Affordable Housing	Special Needs	0	DU
	Permanent Supportive	0	DU DU DU Rooms Rooms DU DU DU DU ksf ksf ksf ksf ksf ksf ksf ksf ksf ksf
	General Retail	18.200	ksf
	Furniture Store	0.000	ksf
	Pharmacy/Drugstore	0.000	ksf
Retail	Supermarket	27.300	ksf
	Bank	0.000	ksf
	Health Club	14.500	ksf
	High-Turnover Sit-Down		
	Restaurant	35.000	kst
	Fast-Food Restaurant	0.000	ksf
	Quality Restaurant		ksf
	Auto Repair		ksf
	Home Improvement	0.000	ksf
	Free-Standing Discount	0.000	ksf
	Movie Theater	0	Seats
0.00	General Office	48.000	ksf
Office	Medical Office	0.000	ksf
	Light Industrial	0.000	ksf
Industrial	Manufacturing	0.000	ksf
	Warehousing/Self-Storage	0.000	ksf ksf ksf ksf ksf ksf ksf ksf ksf ksf
	University	0	Students
	High School	0	Students
School	Middle School	0	Students
	Elementary	0	Students
	Private School (K-12)		Students
Other	Project and Analysis Ove	. 0	Trips

2 of 11

Report 1: Project & Analysis Overview

Date: May 16, 2021 Project Name: 1111 Sunset Boulevard Project Scenario: No-Hotel Scenario - No Multi-Family Hou Project Address: 1111 W SUNSET BLVD, 90012



Project and Analysis Overview 3 of 11

Report 1: Project & Analysis Overview

Date: May 16, 2021 Project Name: 1111 Sunset Boulevard Project Scenario: No-Hotel Scenario - No Multi-Family Hou Project Address: 1111 W SUNSET BLVD, 90012

Version

	Analysis Res	sults	
	Total Employees:	492	
	Total Population:	239	
Propos	ed Project	With M	itigation
5,455	Daily Vehicle Trips	5,455	Daily Vehicle Trips
35,159	Daily VMT	35,159	Daily VMT
2.6	Household VMT	2.6	Household VMT per
2.0	per Capita	2.0	Capita
8.6	Work VMT	8.6	Work VMT per
0.0	per Employee	0.0	Employee
	Significant VMT	•	
	APC: East Los A		
	Impact Threshold: 15% Bel Household = 7		
	Work = 12.7		
Propos	ed Project	-	itigation
VMT Threshold	Impact	VMT Threshold	Impact
Household > 7.2	No	Household > 7.2	No
Work > 12.7	No	Work > 12.7	No

Project and Analysis Overview 4 of 11

Report 2: TDM Inputs

Date: May 16, 2021 Project Name: 1111 Sunset Boulevard Project Scenario: No-Hotel Scenario - No Multi-Family Ho Project Address: 1111 W SUNSET BLVD, 90012

Strategy Type Description Proposed Proje Reduce parking supply City code parking provision (spaces) 2221 Actual parking provision (spaces) 907 Unbundle parking Monthly cost for parking (S) \$0 Parking Parking cash-out Employees eligible (%) 0% Price workplace (\$) S0.00	Mitigations 2221 907 \$0
Parking Parking cash-out Employees eligible (%) 2221 Parking Parking cash-out Parking charge (%) 907	907
Actual parking 907 provision (spaces) 907 Unbundle parking Monthly cost for parking (\$) \$0 Parking cash-out Employees eligible (%) 0% Daily parking charge \$0.00	
Parking Parking (\$) \$0 Parking Parking cash-out Employees eligible (%) 0% Daily parking charge \$0.00	\$0
Parking Parking cash-out (%) 0% (%) Daily parking charge \$0.00	
(c) \$0.00	0%
Price workplace	\$0.00
parking Employees subject to priced parking (%)	0%
Residential area Cost of annual \$0 parking permits permit (\$)	\$0

Report 2: TDM Inputs 5 of 11

Report 2: TDM Inputs

Date: May 16, 2021 Project Name: 1111 Sunset Boulevard Project Scenario: No-Hotel Scenario - No Multi-Family Ho Project Address: 1111 W SUNSET BLVD, 90012

 TDM Strategy Inputs, Cont.

 Strategy Type
 Description
 Proposed Project
 Mitigations

 Reduce transit
 Reduce transit
 0%
 0%
 0%

 Existing transit mode share (as a percent of total daily trips)
 0%
 0%
 0%

 Transit
 Implement neighborhood shuttle
 Degree of implementation (low, needium, high)
 0
 0

 Transit subsidies
 Employees and residents eligible (%)
 0%
 0%
 0%

 Voluntary travel behavior change program
 Employees and residents (3)
 0%
 0%
 0%

 Functuration & marketing
 Voluntary travel behavior change program
 Employees and residents (3)
 0%
 0%
 0%

 Coursegement marketing
 Voluntary travel behavior change program
 Employees and residents (3)
 0%
 0%
 0%

 Functions and marketing
 Employees and residents (3)
 0%
 0%
 0%
 0%

> Report 2: TDM Inputs 6 of 11

Report 2: TDM Inputs

Date: May 16, 2021 Project Name: 1111 Sunset Boulevard Project Scenario: No-Hotel Scenario - No Multi-Family Ho Project Address: 1111 W SUNSET BLVD, 90012

Strate	еду Туре	Description	Proposed Project	Mitigations	
	Required commute trip reduction program	Employees participating (%)	0%		
	Alternative Work Schedules and	Employees participating (%)	0%		
	Telecommute	Type of program	0	0	
Commute Trip Reductions	Secolaria and	Degree of implementation (low, medium, high)	0	0	
	Employer sponsored vanpool or shuttle	Employees eligible (%)	0%		
		Employer size (small, medium, large)	0	0	
	Ride-share program	Employees eligible (%)	0%	0%	
Shared Mobility	Car share	Car share project setting (Urban, Suburban, All Other)	0	0	
	Bike share	Within 600 feet of existing bike share station - OR- implementing new bike share station (Yes/No)	0	0	
	School carpool program	Level of implementation (Low, Medium, High)	0	0	

Report 2: TDM Inputs 7 of 11

Report 2: TDM Inputs

Date: May 16, 2021 Project Name: 1111 Sunset Boulevard Project Scenario: No-Hotel Scenario - No Multi-Family Ho Project Address: 1111 W SUNSET BLVD, 90012

	TDM	Strategy Inputs,	Cont.	
Strate	egy Type	Description	Proposed Project	Mitigations
	Implement/Improve on-street bicycle facility	Provide bicycle facility along site (Yes/No)	0	0
Bicycle Infrastructure	Include Bike parking per LAMC	Meets City Bike Parking Code (Yes/No)	Yes	Yes
	Include secure bike parking and showers	Includes indoor bike parking/lockers, showers, & repair station (Yes/No)	0	0
	Traffic calming	Streets with traffic calming improvements (%)	0%	0%
Neighborhood	improvements	Intersections with traffic calming improvements (%)	0%	0%
Enhancement	Pedestrian network improvements	Included (within project and connecting off- site/within project only)	0	0

Report 2: TDM Inputs 8 of 11

CITY OF LOS ANGELES VMT CALCULATOR Report 3: TDM Outputs

Date: May 16, 2021 Project Name: 1111 Sunset Boulevard Project Scenario: No-Hotel Scenario - No Multi-Family Housing Project Address: 1111 W SUNSET BLVD, 90012

(F)

				TDM	Adjustm	ents by T	rip Purpo	se & Stra	tegy					
						Place type								
			ased Work		ased Work		ased Other		ased Other		Based Other		e Based Other	
		Proposed	luction Mitigated	Attr Proposed	action Mitigated	Proposed	luction Mitigated	Attr Proposed	action Mitigated	Proposed	<i>luction</i> Mitigated	Attr Proposed	naction Mitigated	Source
	Reduce parking supply	13%	13%	13%	13%	13%	13%	13%	13%	13%	13%	13%	13%	
	Unbundle parking	0%		0%		0%		0%		0%		0%		TDM Strates
Parking	Parking cash-out	0%		0%		0%		0%		0%		0%		Appendix, Parl
	Price workplace parking	0%		0%		0%		0%		0%		0%		sections 1 - 5
	Residential area parking permits	0.00%		0.00%		0.00%		0.00%		0.00%		0.00%		
	Reduce transit headways	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Strategy Appendix, Transi sections 1 - 3
Transit	Implement neighborhood shuttle	0%		0%		0%		0%		0%		0%		
		0%		0%		0%		0%		0%		0%		
Education &	Voluntary travel behavior change program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Strateg Appendix, Education 8
Encouragement	Promotions and marketing	0%		0%		0%		0%		0%		0%		Encourageme sections 1 -
	Required commute trip reduction program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Commute Trip Reductions	Alternative Work Schedules and Telecommute Program	0%		0%		0%		0%		0%		0%		TDM Strateg Appendix, Commute Tr Reductions
	Employer sponsored vanpool or shuttle	0%		0%		0%		0%		0%		0%		sections 1 -
	Ride-share program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Car-share	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	TDM Strates
hared Mobility	Bike share	0.00%		0.00%		0.00%		0.00%		0.00%		0.00%		Appendix, Sha
shared wobility		0.0%		0.0%		0.0%		0.0%		0.0%		0.0%		Mobility section 1 - 3

Report 3: TDM Outputs 9 of 11

CITY OF LOS ANGELES VMT CALCULATOR Report 3: TDM Outputs

Date: May 16, 2021 Project Name: 1111 Sunset Boulevard Project Scenario: No-Hotel Scenario - No Multi-Family Housing Project Address: 1111 W SUNSET BLVD, 90012

(F)

				1 DIVI AU	justifient	.5 67 mp	1 41 9030 0	& Strateg	,, cont.					
						Place type	: Compact	Infill						
		Home B	ased Work	Home B	ased Work	Home Bo	ased Other	Home Bo	ased Other	Non-Home	Based Other	Non-Home	Based Other	
		Proc	luction	Attr	action	Prod	luction	Attr	action	Prod	luction	Attr	action	Source
		Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	
	on-street bicycle	0.0%		0.0%		0.0%		0.0%		0.0%		0.0%		TDM Strates
Bicycle														Appendix, Bic
	Include Bike parking	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	Infrastructu
Infrastructure	per LAMC	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.076	0.0%	0.0%	0.076	0.0%	0.0%	sections 1 -
	Include secure bike	0.0%		0.0%		0.0%		0.0%		0.0%		0.0%		sections 1 -
	parking and showers	0.0%		0.070		0.070		0.0%		0.076		0.0%		
	Traffic calming	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	TDM Strate
Neighborhood		0.0%		0.0%		0.0%		0.0%		0.0%		0.0%		Appendix
Enhancement	Pedestrian network	0.0%		0.0%		0.0%		0.00/		0.0%		0.0%		Neighborho
Linanoement		0.0%		0.0%		0.0%		0.0%		0.0%		0.0%		Enhanceme

Final Combined & Maximum TDM Effect												
	Home Based Work Home Based Work Production Attraction			Home Ba Produ	sed Other Iction	Home Based Other Attraction		her Non-Home Based Othe Production		Non-Home Based Other Attraction		
	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated
COMBINED TOTAL	13%	13%	13%	13%	13%	13%	13%	13%	13%	13%	13%	13%
MAX. TDM EFFECT	13%	13%	13%	13%	13%	13%	13%	13%	13%	13%	13%	13%

= Min	= Minimum (X%, 1-[(1-A)*(1-B)])					
where X%=						
PLACE	urban	75%				
TYPE	compact infill	40%				
MAX:	suburban center	20%				
	suburban	15%				

Note: (1-[(1-A)⁻(1-B)...]) reflects the dampened combined effectiveness of TDM Strategies (e.g., A, B,...). See the TDM Strategy Appendix (*Transportation Assessment Guidelines Attachment G*) for further discussion of dampening.

> Report 3: TDM Outputs 10 of 11

Report 4: MXD Methodology

Date: May 16, 2021 Project Name: 1111 Sunset Boulevard Project Scenario: No-Hotel Scenario - No Multi-Family Ho Project Address: 1111 W SUNSET BLVD, 90012

MXD Methodology - Project Without TDM						
	Unadjusted Trips	MXD Adjustment	MXD Trips	Average Trip Length	Unadjusted VMT	MXD VMT
Home Based Work Production	64	-56.3%	28	7.5	480	210
Home Based Other Production	178	-48.9%	91	5.6	997	510
Non-Home Based Other Production	1,682	-4.1%	1,613	6.8	11,438	10,968
Home-Based Work Attraction	714	-19.7%	573	8.5	6,069	4,871
Home-Based Other Attraction	3,736	-35.3%	2,416	5.9	22,042	14,254
Non-Home Based Other Attraction	1,619	-4.1%	1,552	6.2	10,038	9,622

	Proposed Project			Project with Mitigation Measures		
	TDM Adjustment	Project Trips	Project VMT	TDM Adjustment	Mitigated Trips	Mitigated VMT
Home Based Work Production	-13.0%	24	183	-13.0%	24	183
Home Based Other Production	-13.0%	79	443	-13.0%	79	443
Non-Home Based Other Production	-13.0%	1,403	9,537	-13.0%	1,403	9,537
Home-Based Work Attraction	-13.0%	498	4,235	-13.0%	498	4,235
Home-Based Other Attraction	-13.0%	2,101	12,394	-13.0%	2,101	12,394
Non-Home Based Other Attraction	-13.0%	1,350	8,367	-13.0%	1,350	8,367

MXD VMT Methodology Per Capita & Per Employee							
Total Population: 239							
Total Employees: 492							
	APC: East Los Angeles						
	Proposed Project	Project with Mitigation Measures					
Total Home Based Production VMT	626	626					
Total Home Based Work Attraction VMT	4,235	4,235					
Total Home Based VMT Per Capita	2.6	2.6					
Total Work Based VMT Per Employee	8.6	8.6					

Report 4: MXD Methodologies 11 of 11

Individual Land Uses

No-Hotel Development Scenario

Excluding Office

Before Mitigation

CITY OF LOS ANGELES VMT CALCULATOR Version 1.3

Project Information



Proposed Project Land Use Type	Value	Unit
Retail General Retail	18.2	ksf
Retail Supermarket	27.3	ksf
Retail Health Club	14.5	ksf
Retail High-Turnover Sit-Down Restaurant	35	ksf
Housing Affordable Housing - Family	76	DU
Housing Multi-Family	751	DU

/lax Home Based TDM A /lax Work Based TDM A		Proposed Project No No	With Mitigation No No
A	Parki	ng	
B	Trans	sit	
C Educ	ation & End	couragement	
Con	nmute Trip	Reductions	
3	Shared M	obility	
В	icycle Infra	structure	
G Neigl	hborhood I	Enhancement	
raffic Calming nprovements Proposed Prj Mitigation	25 — calı 25 — per	cent of streets within p ning improvements cent of intersections w fic calming improveme	ithin project with
edestrian Network			
mprovements	within project a	and connecting off-site	· _

TDM Strategies

Analysis Results

F



Measuring the Miles

Report 1: Project & Analysis Overview

Date: May 16, 2021 Project Name: 1111 Sunset Boulevard Project Scenario: No-Hotel Scenario - No Office Project Address: 1111 W SUNSET BLVD, 90012



	Project Informa	tion		
Land	Use Type	Value	Units	
	Single Family	0	DU	
	Multi Family	751	DU	
Housing	Townhouse	0	DU	
-	Hotel	0	Rooms	
	Motel	0	Rooms	
	Family	76	DU	
ffordoble Housing	Senior	0	DU	
ffordable Housing	Special Needs	0	DU	
	Permanent Supportive	0	DU	
	General Retail	18.200	ksf	
	Furniture Store	0.000	ksf	
	Pharmacy/Drugstore	0.000	ksf	
	Supermarket	27.300	ksf	
	Bank	0.000	ksf	
	Health Club	14.500	ksf	
Retail	High-Turnover Sit-Down	05.000		
Retail	Restaurant	35.000	ksf	
	Fast-Food Restaurant	0.000	ksf	
	Quality Restaurant	0.000	ksf	
	Auto Repair	0.000	ksf	
	Home Improvement	0.000	ksf	
	Free-Standing Discount	0.000	ksf	
	Movie Theater	0	Seats	
Office	General Office	0.000	ksf	
Office	Medical Office	0.000	ksf	
	Light Industrial	0.000	ksf	
Industrial	Manufacturing	0.000	ksf	
	Warehousing/Self-Storage	0.000	ksf	
	University	0	Students	
	High School	0	Students	
School	Middle School	0	Students	
	Elementary	0	Students	
	Private School (K-12)	0	Students	
Other	Project and Analysis Ove	. 0	Trips	

2 of 11

Report 1: Project & Analysis Overview

Date: May 16, 2021 Project Name: 1111 Sunset Boulevard Project Scenario: No-Hotel Scenario - No Office Project Address: 1111 W SUNSET BLVD, 90012



Project and Analysis Overview 3 of 11

Report 1: Project & Analysis Overview

Date: May 16, 2021 Project Name: 1111 Sunset Boulevard Project Scenario: No-Hotel Scenario - No Office Project Address: 1111 W SUNSET BLVD, 90012



	Analysis Re	sults		
	Total Employees:	300		
	Total Population:	1,931		
Propo	Proposed Project		itigation	
7,952	Daily Vehicle Trips	7,952	Daily Vehicle Trips	
50,395	Daily VMT	50,395	Daily VMT	
	Household VMT		Household VMT per	
4.9	per Capita	4.9	Capita	
	Work VMT		Work VMT per	
N/A	per Employee	N/A	Employee	
	Significant VMT	Impact?		
	APC: East Los A	Ingeles		
	Impact Threshold: 15% Bel	ow APC Average		
	Household =	7.2		
	Work = 12.	7		
Propo	sed Project	With M	litigation	
VMT Threshold	Impact	VMT Threshold	Impact	
Household > 7.2	No	Household > 7.2	No	
Work > 12.7	N/A	Work > 12.7	N/A	

Project and Analysis Overview 4 of 11

Report 2: TDM Inputs

Date: May 16, 2021 Project Name: 1111 Sunset Boulevard Project Scenario: No-Hotel Scenario - No Office Project Address: 1111 W SUNSET BLVD, 90012

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Stra	ategy Type	Description	Proposed Project	Mitigations
	Deduce contine constru	City code parking provision (spaces)	2221	2221
	Reduce parking supply	Actual parking provision (spaces)	907	907
	Unbundle parking	Monthly cost for parking (\$)	\$0	\$0
Parking	Parking cash-out	Employees eligible (%)	0%	
	Price workplace	Daily parking charge (\$)	\$0.00	\$0.00
	parking	Employees subject to priced parking (%)	0%	
	Residential area parking permits	Cost of annual permit (\$)	\$0	\$0

Report 2: TDM Inputs 5 of 11

Report 2: TDM Inputs

Date: May 16, 2021 Project Name: 1111 Sunset Boulevard Project Scenario: No-Hotel Scenario - No Office Project Address: 1111 W SUNSET BLVD, 90012

Strategy Type Description			Proposed Project	Mitigations
		Reduction in headways (increase in frequency) (%)	0%	
Transit	Reduce transit headways	Existing transit mode share (as a percent of total daily trips) (%)	0%	
		Lines within project site improved (<50%, >=50%)	0	0
	Implement neighborhood shuttle	Degree of implementation (low, medium, high)	0	0
		Employees and residents eligible (%)	0%	
		Employees and residents eligible (%)	0%	
	Transit subsidies	Amount of transit subsidy per passenger (daily equivalent) (\$)	\$0.00	\$0.00
Education &	Voluntary travel behavior change program	Employees and residents participating (%)	0%	0%
couragement	Promotions and marketing	Employees and residents participating (%)	0%	

Report 2: TDM Inputs 6 of 11

Report 2: TDM Inputs

Date: May 16, 2021 Project Name: 1111 Sunset Boulevard Project Scenario: No-Hotel Scenario - No Office Project Address: 1111 W SUNSET BLVD, 90012

(F)

Strate	egy Type	I Strategy Inputs, Description	Proposed Project	Mitigations
	Required commute trip reduction program	Employees participating (%)	0%	0%
	Alternative Work Schedules and	Employees participating (%)	0%	
	Telecommute	Type of program	0	0
Commute Trip Reductions	Employer sponsored vanpool or shuttle	Degree of implementation (low, medium, high)	0	0
		Employees eligible (%)	0%	
		Employer size (small, medium, large)	0	0
	Ride-share program	Employees eligible (%)	0%	0%
Shared Mobility	Car share	Car share project setting (Urban, Suburban, All Other)	0	0
	Bike share	Within 600 feet of existing bike share station - OR- implementing new bike share station (Yes/No)	0	0
	School carpool program	Level of implementation (Low, Medium, High)	0	0

Report 2: TDM Inputs 7 of 11

Report 2: TDM Inputs

Date: May 16, 2021 Project Name: 1111 Sunset Boulevard Project Scenario: No-Hotel Scenario - No Office Project Address: 1111 W SUNSET BLVD, 90012

(B)

	TDM Strategy Inputs, Cont.								
Strate	egy Type	Description	Proposed Project	t Mitigations					
	Implement/Improve on-street bicycle facility		0	0					
Bicycle	Include Bike parking per LAMC	Meets City Bike Parking Code (Yes/No)	Yes	Yes					
Infrastructure	Include secure bike parking and showers	Includes indoor bike parking/lockers, showers, & repair station (Yes/No)	0	0					
	Traffic calming	Streets with traffic calming improvements (%)	0%	0%					
Neighborhood	improvements	Intersections with traffic calming improvements (%)	0%						
Enhancement	Pedestrian network improvements	Included (within project and connecting off- site/within project only)	0	0					

Report 2: TDM Inputs 8 of 11

CITY OF LOS ANGELES VMT CALCULATOR Report 3: TDM Outputs

Date: May 16, 2021 Project Name: 1111 Sunset Boulevard Project Scenario: No-Hotel Scenario - No Office Project Address: 1111 W SUNSET BLVD, 90012

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				TDM	Adjustm	ents by T	rip Purpo	se & Stra	tegy					
	Place type: Compact Infill													
			ased Work luction Mitigated		ased Work action Mitigated		used Other uction Mitigated		ased Other action Mitigated		Based Other luction Mitigated		Based Other action Mitigated	Source
	Reduce parking supply	13%	13%	13%	13%	13%	13%	13%	13%	13%	13%	13%	13%	
	Unbundle parking	0%		0%		0%		0%		0%		0%		TDM Strategy
Parking	Parking cash-out	0%		0%		0%		0%		0%		0%		Appendix, Parki
Ũ	Price workplace parking	0%		0%		0%		0%		0%		0%		sections 1 - 5
	Residential area parking permits	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
	Reduce transit headways	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Strategy
Transit		0%		0%		0%		0%		0%		0%		Appendix, Transit sections 1 - 3
	Transit subsidies	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
Education &	Voluntary travel behavior change program	0%		0%		0%		0%		0%		0%		TDM Strategy Appendix, Education &
Encouragement	Promotions and marketing	0%		0%		0%		0%		0%		0%		Encouragemen sections 1 - 2
	Required commute trip reduction program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	TDM Charles
Commute Trip Reductions	Alternative Work Schedules and Telecommute Program	0%		0%		0%		0%		0%		0%		TDM Strategy Appendix, Commute Trip Reductions
	Employer sponsored vanpool or shuttle	0%		0%		0%		0%		0%		0%		sections 1 - 4
	Ride-share program	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	
	Car-share	0.0%		0.0%		0.0%		0.0%		0.0%		0.0%		TDM Strategy
Shared Mobility	Bike share	0.00%		0.00%		0.00%		0.00%		0.00%		0.00%		Appendix, Share
char cu mobility		0.0%		0.0%		0.0%		0.0%		0.0%		0.0%		Mobility sections 1 - 3

Report 3: TDM Outputs 9 of 11

CITY OF LOS ANGELES VMT CALCULATOR Report 3: TDM Outputs

Date: May 16, 2021 Project Name: 1111 Sunset Boulevard Project Scenario: No-Hotel Scenario - No Office Project Address: 1111 W SUNSET BLVD, 90012

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				TDM Ac	ljustment	s by Trip	Purpose	& Strateg	y, Cont.					
						Place type	: Compact	Infill						
		Home B	ased Work	Home B	ased Work	Home Bo	ased Other	Home Bo	ased Other	Non-Home	Based Other	Non-Home	Based Other	
		Proc	luction	Attr	action	Proc	luction	Attr	action	Proc	luction	Attraction		Source
		Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	
	on-street bicycle	0.0%		0.0%		0.0%		0.0%		0.0%		0.0%		TDM Strateg
Bicycle	facility	_												Appendix, Bicy
Infrastructure	Include Bike parking per LAMC	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	Infrastructu
	Include secure bike parking and showers	0.0%		0.0%		0.0%		0.0%		0.0%		0.0%		sections 1 -
Neighborhood	Traffic calming improvements	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	TDM Strateg Appendix,
Enhancement	Pedestrian network	0.0%		0.0%		0.0%		0.0%		0.0%		0.0%		Neighborhoo Enhancemer

	Final Combined & Maximum TDM Effect											
	Home Based Work Production		Home Based Work Home Based Other Attraction Production			Home Based Other Attraction		Non-Home Based Other Production		Non-Home Based Other Attraction		
	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated	Proposed	Mitigated
COMBINED TOTAL	13%	13%	13%	13%	13%	13%	13%	13%	13%	13%	13%	13%
MAX. TDM EFFECT	13%	13%	13%	13%	13%	13%	13%	13%	13%	13%	13%	13%

= Min	= Minimum (X%, 1-[(1-A)*(1-B)])						
	where X%=						
PLACE	urban	75%					
ТҮРЕ	compact infill	40%					
MAX:	suburban center	20%					
	suburban	15%					

Note: (1-[(1-A)⁻(1-B)...]) reflects the dampened combined effectiveness of TDM Strategies (e.g., A, B,...). See the TDM Strategy Appendix (*Transportation Assessment Guidelines Attachment G*) for further discussion of dampening.

> Report 3: TDM Outputs 10 of 11

Report 4: MXD Methodology

Project Name: 1111 Sunset Boulevard Project Scenario: No-Hotel Scenario - No Office Project Address: 1111 W SUNSET BLVD, 90012

Date: May 16, 2021

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MXD Methodology - Project Without TDM										
	Unadjusted Trips	MXD Adjustment	MXD Trips	Average Trip Length	Unadjusted VMT	MXD VMT				
Home Based Work Production	737	-27.3%	536	7.5	5,528	4,020				
Home Based Other Production	2,042	-39.8%	1,229	5.6	11,435	6,882				
Non-Home Based Other Production	2,489	-3.9%	2,393	6.8	16,925	16,272				
Home-Based Work Attraction	435	-24.6%	328	8.5	3,698	2,788				
Home-Based Other Attraction	4,499	-34.0%	2,968	5.9	26,544	17,511				
Non-Home Based Other Attraction	1,767	-4.3%	1,691	6.2	10,955	10,484				

		Proposed Project		Project with Mitigation Measures				
	TDM Adjustment	Project Trips	Project VMT	TDM Adjustment	Mitigated Trips	Mitigated VMT		
Home Based Work Production	-13.0%	466	3,496	-13.0%	466	3,496		
Home Based Other Production	-13.0%	1,069	5,984	-13.0%	1,069	5,984		
Non-Home Based Other Production	-13.0%	2,081	14,149	-13.0%	2,081	14,149		
Home-Based Work Attraction	-13.0%	285	2,424	-13.0%	285	2,424		
Home-Based Other Attraction	-13.0%	2,581	15,226	-13.0%	2,581	15,226		
Non-Home Based Other Attraction	-13.0%	1,470	9,116	-13.0%	1,470	9,116		

MXD VMT Methodology Per Capita & Per Employee									
Total Population: 1,931									
	Total Employees: 300								
APC: East Los Angeles									
	Proposed Project Project with Mitigation Measures								
Total Home Based Production VMT	9,480	9,480							
Total Home Based Work Attraction VMT	2,424	2,424							
Total Home Based VMT Per Capita	a 4.9 4.9								
Total Work Based VMT Per Employee	ased VMT Per Employee N/A N/A								

Report 4: MXD Methodologies 11 of 11